



## **COMMUNITY ADVISORY COMMITTEE- Summary Minutes**

Zoom Webinar

**February 16, 2021, 6:00 PM**

**CAC Members Present:** Louisa de Heer, Ann Vaughn, Kate Perle, Mary Leontovich, Jon Belcher, Hans Wittig, Ed McMahon, Harry Sanger, Beth Gerot, Jerry Finigan

**Community Members Present:** Carleen Reilly

**Staff Present:** Chelsea Hartman, Elena Domingo, Alissa Hansen, Leah Perry

### **Agenda Items**

#### **1. Standing Items**

- Introductions and Kudos/Gratitude
- Agenda Review
- Public Comments
  - Carleen Reilly – River Road resident, no comments just observing.
- Congratulations to new CAC members

#### **2. Update on Action Plan Additional Details**

- Elena gave an overview of the intro for the Parks and Natural Resources topic area, including related projects, programs, and policies.
  - Request to add information about Community-Initiated Park Development Process and Oregon Statewide Planning Goal 5 Water Resources Conservation (WR) and local standards into the intro.
  - Talked about where Goal 5 WR is affective (within city limits and county area within the UGB) and the WR and Goal 6 Water Quality (WQ) overlay zones. Staff will send link to map that shows where WR streams are versus WQ streams.
  - Questions about whether Goal 5 waterways are attached to the title of a property or how notification might happen to property owners, especially to new owners to inform them that they are in a Goal 5 overlay zone.
- Chelsea gave an overview of the intro for the Land Use topic area, including related projects, programs, and policies.
  - Staff will send out information about the upcoming Housing Tools and Strategies City Council work session scheduled for March 10<sup>th</sup>.

#### **3. Discuss Updates to Economic Development and Land Use Actions**

- As homework, CAC members reviewed minor RRCO edits to Economic Development actions. Hans and Harry were part of the RRCO conversation that discussed these edits.

- Everyone voted thumbs-up to approve the RRCO edits.
- As homework, CAC members reviewed revisions to a few Land Use actions proposed by Jon and Cameron, primarily made because of the HB2001 implementation standards developed for Middle Housing.
  - Clarified that by elevating 14.2.1 to a policy, it will give it more teeth.
  - 9 voted thumbs-up, 1 sideways to approve the revisions.

#### **4. Discuss Outstanding Code Actions not Included in Phase 1**

##### **Code Actions Beyond Land Use**

- Chelsea reminded everyone that we're only looking at a snapshot of the action plan, the actions specifically related to code amendments and the phasing of those actions. The CAC priorities are highlighted in blue in the document. Phasing recommendations were based on resources, staff capacity, and feasibility with current policies. Phase 1- code actions to consider including with neighborhood plan adoption package. Phase 2- code actions related to another existing City or County plan or project. Phase 3- code actions will need to be initiated and prioritized to receive needed funding and staff resources to implement.
- The conversation focused on CAC priorities that are not part of Phase 1 and how to address those actions. CAC might want to highlight priorities that are in Phase 3 for council, to advocate for more resources.
- Suggestions were made to reword the definition of "Phase 2" actions because it's not necessarily a timeline of Phase 1, then Phase 2, but meant to capture that those actions are related to a broader process addressing these issues – meant to collaborate and work with other projects that are ongoing.
  - Need to watch other projects that are in flux to see where the moving pieces are and where they're going.
  - The 5-year review will be helpful in seeing where things land.
- Discussion around "6.3.2 Require all large commercial spaces to conduct traffic impact analysis for permit issuance based on the next 20-years anticipated traffic volume."
  - How large does a development have to be to require a Traffic Impact Analysis (TIA)?
  - Elena will look into what public input opportunities there might be for the Transportation Demand Management process.
  - Flagged that this isn't only wanted for new development.
  - Talked about adding: "based on present and future anticipated traffic volume."
  - Will bring this action back. Ann and Elena will coordinate to find out more information about TIAs.
- Discussion around "6.3.3 Consider reducing parking requirements for commercial areas if they meet criteria that lower traffic impacts."
  - Want to look at this through both lenses of developments adjacent to local streets, from commercial and residential concerns.
- Discussion around "6.4.1 Prohibit allowance of private streets in new developments."
  - This overlaps with a Land Use action item, want to discuss with the transportation team when they talk to us about Complete Streets, but ultimately it would be a City Council decision.

- Talked about the background of this action and the difference between prohibiting versus setting standards that fit the future of the neighborhood.
- Asked about the definition of “street” and how underground utilities may impact that. Noted that the action didn’t want to have an impact on cottage clusters or townhomes
  - Add definition of private street vs. private driveway in glossary.
- Chelsea reminded everyone that there is also a transportation action related to maintenance of private streets, which is not a code solution, but a funding issue.
- Currently, private streets are only allowed if they can make a connection, the City didn’t use to have connectivity standards.
- Some of the thinking related to this action was the desire to discourage gated communities in neighborhoods.
- Concerns that not allowing private streets might prevent developers from developing, when we need the housing. May not impact developer if developed to City standards and City accepts maintenance.
- Discussion around “7.1.2 Identify, protect and enhance waterways that are not currently protected • Public Easements - Identify location of easements and which easements are protected by goal 5 or goal 6 (WQ) • Pursue County adoption of Goal 5 and Goal 6 (WQ) protections for parcels inside neighborhood boundaries.”
  - Chelsea mentioned that staff has been working on a RRSC stormwater handout capturing related projects, education, volunteer opportunities, etc. Staff to send when ready.
  - City and County are working on update to Stormwater Basin Masterplan, including update to RRSC area. County is also working on a stormwater code update.
  - Questions about EPA requirements to commission drywells and what the County is doing to decommission drywells, if there’s a timeline or how to get involved.
  - Talked again about how to alert homeowners what requirements are for having a house on Goal 5 property and letting people know how much the neighborhood relies on appropriate care along the water.
    - Hans will follow-up with City staff to see if people are getting notified, how they’re getting notified, and what the limitations are on their land based on adjacency of a Goal 5 resource.
  - Goal 5 resources would be a good potential topic for the EUG Planning Facebook Live land use series.
  - 9 thumbs-up, 1 thumb sideways to keep moving forward. Staff will follow-up with more information.
- Discussion around “9.2.2 Support efforts to maintain the Greenway as a riparian area and wildlife corridor, identify the high value areas for ecosystem management, and work to enlarge the Water Resources Conservation areas to enhance high value areas.”
  - This is another overlap with Land Use actions. RRCO voted last night to form a Willamette Greenway committee, one of the charges is to look at how the Willamette Greenway protects wildlife.

- Talked about how there is not much remaining undeveloped property in the Willamette Greenway in River Road area, though there are large lots that could be redeveloped. Other concerns besides development include lighting the bike path.
- If CAC wants to have more resources dedicated to this issue, they will have to go to City Council as decision-makers on the issue.
- Want to look at this through County lens too and address any greenway areas in Santa Clara and outside of UGB.
- Discussion around “18.1.2 Investigate SDC reduction opportunities through design standards for homeowners and large developers which offset new infrastructure demands with onsite energy generation and water use minimization strategies retention.”
  - Another overlap with Land Use action. Want to look at any incentives, not just SDC reduction opportunities.
  - Touched on the difference between individual homeowners and large developers here, not sure if action has been fully thought through in what it could look like.
  - 9 thumbs-up, 1 thumb sideways to change wording to “financial support” instead of “SDC reduction.”
- Discussion around “18.2.2 Allow owner maintenance of landscaping between sidewalk and curb.”
  - This action was mostly about allowing fruit trees in the right of way and food production. When discussed with Parks staff, the reason they gave for discouraging planting fruits or nuts in the right of way was that it attracts pests and maintenance issues.

### **Land Use Items Not Included in Phase 1**

- Jon gave a recap of the Land Use meeting he had with Mary, Chelsea, and Elena. The goal for CAC is to give approval to initiate discussion with Planning Commission Resources (Kristen Taylor and Dan Isaacson) about these action items to start their discussion of our priority items to determine their (and the Planning commission’s) thoughts about how certain actions might move forward.
- Will be presenting updates to City and County Planning Commissions, City Council, and County Board of Commissioners in March/April/May. The goal for CAC is to give approval to share this phasing and these priorities at those updates.
- Talked about the potential of further prioritizing the CAC A priorities into A1, A2 ... to determine those most important for advocating with the decision-makers, choosing which battles to fight hardest for.
- Jon walked everyone through the document that captures the CAC priority, staff recommendation, and resolution for each of these actions.
- Many of the actions will be discussed and flushed out as part of the “Corridor Study Code”/development of a Special Area Zone and some will be influenced by HB 2001 implementation (can’t make it harder to develop middle housing).
- Discussed Opportunity Siting and using Santa Clara Transit Station as a pilot project in terms of partner and community collaboration. Wanted to be clear that the vision for this space is a lot more than just housing.
- Need to define “workforce housing” in glossary.

## 5. Wrap Up/Next Steps

- Staff want to schedule a meeting with the Planning Commission Resources before our update to Planning Commission in March and we want to include CAC members who would like to join, asked who was interested.
  - Harry was interested in participating to help get him up to speed, others voiced their willingness to join if available.
  - Staff will schedule a meeting with PC resources and send out an invite for everyone to join if they'd like and are available. PMT will help organize this meeting.
- New CAC members would appreciate getting background on the actions, so the goals and implementation strategies are more clear.
  - Staff will schedule a briefing with Beth, Harry, and Jerry. Hans and Jon said they'd be happy to join the conversation to provide CAC perspective and background.
- Next Monday from 7-8:30pm the RRCO Board and Louisa will be reviewing Community goals and priorities and anyone is welcome to join.
- Elena will send out an email with minutes and follow-up assignments for CAC.

## Follow-Ups

- Staff to share link of map with Goal 5 and 6 overlays/WR versus WQ streams.
- Staff will send out information about the upcoming Housing Tools and Strategies City Council work session scheduled for March 10<sup>th</sup>.
- Elena will look into what public input opportunities there might be for the Transportation Demand Management process.
- Ann and Elena will coordinate to find out more information about TIAs related to action 6.3.2.
- Glossary additions:
  - private street vs. private driveway in glossary.
  - workforce housing
- Staff to send CAC RRSC stormwater handout when ready
- Ask County what they're doing to decommission drywells, if there's a timeline or how to get involved.
- Hans will follow-up with City staff to see if people are getting notified, how they're getting notified, and what the limitations are on their land based on adjacency of a Goal 5 resource.
- Goal 5 resources would be a good potential topic for the EUG Planning Facebook Live land use series.
- Change wording of 18.1.2 Investigate "SDC reduction" opportunities" to Investigate "financial support" opportunities.
- Staff will schedule a meeting with PC resources and send out an invite for everyone to join if they'd like and are available. PMT will help organize this meeting.
- Staff will schedule a briefing with Beth, Harry, and Jerry. Hans and Jon said they'd be happy to join the conversation to get CAC perspective and background.