

**LAND USE AND ENVIRONMENT  
COMMITTEE  
Thursday, October 25, 2012**

Members Present: Councilmember Stephen Langer, Chair; Councilmember Jeannine Roe,  
Councilmember Julie Hankins

Staff Present: City Manager Steve Hall, Community Planning and Development Director Keith  
Stahley, Police Chief Ronnie Roberts, and Downtown Liaison Brian Wilson

Guests: Amy Tousley, Walt Jorgensen, Jerry Parker, Judy Bardin, Karen Messmer, Jeff Trinin,  
Lou Guethlein

The October 25, 2012 meeting of the Land Use and Environment Committee was called to order by  
Councilmember Langer at 5:35 pm.

Councilmember Hankins moved and Councilmember Langer seconded approval of the minutes September  
27, 2012.

**Planning Commission report:** Planning Commission Chair Amy Tousley requested that the Committee  
consider extending the Planning Commission's Comp Plan update process through March 31, 2013. Chair  
Tousley distributed an Extended Timeline for the committee's consideration. Chair Tousley reviewed the  
handout and explained the Planning Commission's request for additional time. She directed the Committee's  
attention to two questions on the second page of the handout.

Councilmember Langer thanked Chair Tousley for her report. Councilmember Langer asked if any other  
Planning Commission members had any additional comments. Planning Commissioner Judy Barden  
commented that the commission is feeling squeezed for time and could use the additional time. Planning  
Commissioner Jerry Parker mentioned that there was a difference of opinion on priorities. The full  
committee can review the proposal on November 5 and determine what their priorities are.

Councilmember Hankins felt that the Planning Commission could use the additional time. Councilmember  
Langer encouraged the Planning Commission to deliver a good product in a timely manner. He continued,  
stating that he realizes that we are behind on our schedule. He noted that the Sutton decision reminds us that  
we need to take our Comp Plan seriously but keep it at a policy level. We are ready to move to  
implementation.

Chair Tousley added that she is certain that there are nine Planning Commission members want to finish the  
plan and do a good job.

The Land Use and Environment Committee agreed that the item should be added as a consent item to the  
November 5 City Council agenda.

## **I. Engineering Design and Development Standards - Status Report**

City Engineer Fran Eide provided the LUEC with an overview of the EDDS and the revisions proposed in the latest draft.

Ms. Eide reviewed and highlighted the changes. She noted that we received over 150 comments on the proposed revisions. Many of the changes focused on fixing clerical errors but there are some substantive changes.

Councilmember Hankins asked who will inspect sign installation if signs are made by private vendors. Ms. Eide responded that the Community Planning and Development inspects all private development to insure compliance with standards and specifications. Projects are also protected with a warranty bond.

Ms. Eide noted other highlights, including connection of septic systems to the sewer system, Intercity Transit standards will be referenced as opposed to included in our standards, standards for LED street lights, and solid waste collection and recycling standards.

Ms. Eide noted that there are still a couple areas where additional work is needed:

- In-fill sidewalks and fee in lieu
- Deviation Process

Councilmember Langer asked if any members of the public had comments. Karen Messmer came forward and offered the following:

Consider the process of how the EDDS are amended. It should be more transparent and should follow a set schedule. Existing EDDS and what is being proposed to be changed. Include public comments as well. The process doesn't feel very transparent. Should be more regimented and a shorter period of time. Explain the reason for changes. The connection to the Comp Plan is good.

Deal with deviation process and make it transparent. It should be documented.

Appreciated the removal of the overriding language in the EDDS. Enforce our existing regulations they are pretty darn good.

Councilmember Hankins said that she appreciated the connection back to the comp plan. What's the intent that we are trying to achieve. Let's track these on the web page so people can see where they are. She appreciated Ms. Messmer's comments on the deviation process.

Councilmember Roe asked who determines what gets presented to City Council. Fran responded that staff uses its discretion to determine what gets brought forward. Ms. Eide said that we are working on a process to be more transparent. Implementing the new Comp Plan will provide an opportunity for really improving this process.

Councilmember Hankins asked what the internal review process is. Ms. Eide responded that there is a rigorous review process involving many staff experts ranging from roads to utilities.

Councilmember Langer asked if the review process could be compressed. Ms. Messmer added that the current timeframe is over 15 months and that the process is too long and hard to follow. You have to go through multiple versions in order to stay involved. Ms. Messmer stated that updates of the EDDS should be fairly regularly.

Planning Commissioner Parker noted that there's parallel with the comp plan and there's no comment and response. He suggested that staff should use an EIS format for response. This format and approach would improve outcomes and confidence of the public. He said that he hopes the additional time will allow for a more complete response to citizen input.

In response to questions about the Comp Plan update, Mr. Stahley said that staff can respond to major themes, particularly given the additional time that has been provided for the review.

## II. **Downtown Project**

**Brian Wilson, Downtown Liaison** provided an overview of the staff report and a status report of the various elements of the Downtown Project including: the Downtown Ambassador Program, Alcohol Impact Area, Place Making and Pedestrian Interference. He noted that the Downtown Ambassadors have made over 1,800 business contacts and that the Clean Team is focused on leaf removal and keeping drains open.

Mr. Wilson reported that the Artesian Well design team is using the OPAR's Interim Use and Management Program (IUMP) process as a template for approaching the Artesian Well. The Artesian Well project has expanded to become the Artesian Block. He noted that there is a great deal of similarity between the work we did last year and what the design team has developed. The team is working to have something in place before next summer.

David Okerlund is developing a draft concept plan. Lighter, quicker and cheaper.

Councilmember Roe asked about hiring a consultant. How much? What are the lessons that we've learned? Councilmember Langer stated that the change in ownership created a change in how the property could be used and that we need to encourage multiple users in the space.

Mr. Wilson responded that there are currently three uses of the Artesian parking lot: parking, water, and hiding. Bringing in a variety of activities to encourage other users of the property should help to displace the negative behavior that dominated the space last summer.

Councilmember Roe said that she had been contacted by Larry Presley about student art at the well. Councilmember Roe encouraged Mr. Wilson to contact him.

Mr. Trinin reminded the committee of the kids' involvement in the process.

Mr. Wilson said that once we have a preliminary design the design team intends to go back to the public. He noted that people want to have vendors in the space. This could occur through connection to the adjoining property with takeout windows.

Mr. Stahley provided a brief report on the pedestrian interference issue.

Councilmember Roe asked about staff preparing a year-end report and suggested that a puzzle would provide a powerful metaphor for the work the LUEC had been doing over the past two years. Staff

responded that they would add the item to the agenda for next LUEC meeting. Councilmember Roe said that we need to remind the public of what we have accomplished and what's in the works.

She also asked if we could arrange another meeting with the Project for Public Spaces "zealous nuts" to provide them with an update on our work so far and to refocus their efforts.

Councilmember Roe talked to Jane Rushford about the Sylvester Park care, use and maintenance.

Councilmember Roe asked Mr. Wilson how he is keeping track of the type of contacts that the Downtown Ambassadors are making. Mr. Wilson said we are tracking a variety of data. Councilmember Langer encouraged Mr. Wilson to consider tracking a story of the day. We need to continue to tell the success stories.

Councilmember Roe asked what a business owner should do when a citizen is throwing up and yelling in front of her shop.

Councilmember Langer added that Behavioral Health Resources might be able to provide an evaluation.

City Manager Hall reminded the committee how the city of Eugene and the CAHOOTS program works. He noted that crisis intervention is not a cheap approach.

The Committee asked Director Stahley to include Planning Commissioner Ingman and Planning Commissioner Kizza in meetings related to the Mithun visualization project. The committee added that Director Stahley is the project manager and is responsible for managing the project schedule and scope.

Next Land Use and Environment Committee meeting will be held on December 6.

### **III. Adjournment**

The meeting was adjourned at 7:26.