

# Minutes of the Fairmount Neighbors General Meeting

September 17, 2013, 7:00 to 9:00pm

Laurelwood Golf Course Clubhouse

Present: 37 neighbors (including 8 board members) and 8 guests

## Introductions

Steven Asbury brought the meeting to order and introduced himself and David Sonnichsen as co-chairs as well as board members who were present: Nancy Reckord, Danny Klute, John Barofsky, Sandra Austin, Patrick Deegan, Camilla Bayliss.

Steven introduced Chris Erben, who is working with the city to remodel the Fireside Room for use as a restaurant, which will be called the Laurelwood Grill. Chris wants neighbors to feel welcome. He plans to serve breakfast and lunch and will have an espresso machine. He is committed to serving high quality good food. There will also be a grill, panini maker, and steam table, making the space functional for banquets, meetings, and the like. Chris said he's committed to neighborhood—no late nights or large groups. The big launch will probably be in the spring.

## Communication efforts

Steven announced that we have started a Facebook page. Once we get 25 likes, additional options will open up for us. For folks not on Facebook, we need e-mail addresses. Camilla spoke about the possibility that possible future city budgets cuts could eliminate printed newsletters. For that reason we encourage neighbors to provide their e-mail addresses. We are also exploring possible use of software called iContact to create online newsletters.

## Livability

UO and UOPD: Steven introduced Karen Hyatt, UO Community Relations, who introduced Kelly Mclver, Communications Director for UOPD, along with Sergeant Scott Cameron. Kelly spoke of the transition from a department of Public Safety to a sworn police agency authorized by the state legislature. In June 2013, the State Board approved officers to carry firearms. UOPD is just beginning to hire line police officers, those out doing patrol. Ultimately over the next 5-6 years, sworn officers will assume roles of patrolling on campus. People hired now won't start police academy until fall and won't be on line until June 2014. On each 8-hour shift, there is one sergeant and one lieutenant, with 2-3 public safety officers doing patrols. They can now respond to certain emergencies in off-campus areas, and follow up if an incident starts on campus and moves off campus. Can do some investigations off campus. Would like ability for both police depts. To respond to all needs on and off campus.

Q: How do you define campus? Kelly: Going to and from on city streets. Officers are being trained to be able to do traffic stops.

Q: Is there training for officers on homeless issues? Kelly: Some sworn officers already have experience in that area. They are on a first name basis with many of the people who have homeless and substance abuse issues.

Q: In working out relationships with EPD, would dispatch overlap as well? Kelly: Dispatchers are already looped in with central lane system, and EPD can ask for assistance if we can handle and have capacity.

Q: How would UOPD interface with EPD regarding parties and noise complaints?

Kelly: We are working with EPD and city of Eugene regarding what role we will play. Right now we don't have the capacity. Only police officers can respond and can they safely manage? It will be determined by nature of the interagency agreement. There aren't enough folks on staff yet for UO to go off campus.

Q: Can you go back and give the reasons for change. Kelly: Standard best practice is for a campus to have its own police agency, but in Oregon we had to have legislative change. We need greater law enforcement presence in the community, tailored to the needs of the campus and providing a little relief for the municipal agency. In other college towns there's a cooperative relationship between town and campus police for campus police to respond to student based issues. We still have to sort that out.

#### Other UO News

Karen Hyatt introduced new community relations director Matt Roberts, replacing Greg Rikhoff, who has moved to the president's Office. They are restructuring the unit, and are still working things out. September 30 is the date of the Community Welcome, with the president, mayor, and student body president. Neighbors, university, and city officials will walk the neighborhoods, talking with students and delivering the "Your Neighbors and U" brochures. The event starts at 4 pm at Central Presbyterian Church with an orientation. Vans will deliver volunteers in groups of three to neighborhoods. Interested neighbors can sign up with Karen ([khyatt@uoregon.edu](mailto:khyatt@uoregon.edu)) or request copies of the brochure.

Neighbors and students have asked for a restorative justice component for the unruly party ordinance. Neighbors are needed to be part of community impact circles. Karen handed out information sheets that encourage folks to sign up if interested. There will also be a parallel program run through community ADR services.

The Central Kitchen project is now under way, and demolition will be starting soon. Trucks will be routed on Agate rather than through the neighborhood.

A few board members, along with representatives from UO and Neighborhood Services will meet with EPD on September 23 to discuss plans for addressing party activity. If there is a noise complaint or party, it's important to call EPD and file a complaint.

Also e-mail [goodneighbor@uoregon.edu](mailto:goodneighbor@uoregon.edu). We want to hear about it whether or not the police are able to respond.

#### University House

Nancy Reckord reported on University House, the new private dorm at the corner of 15<sup>th</sup> and Walnut. Manager Dustin Locke contacted the neighborhood, and Camilla Bayliss, Patrick Deegan, and Nancy met with him at the building. Total occupancy is 244 students, and right now they are about 50% full. Two-bedroom suites rent for

\$825 a bedroom and four-bedroom suites rent for \$715. Of the 79 parking spaces, single spots rent for \$75 a month and tandem spots for \$50. Not all parking spots have been taken yet. Rooms are furnished, though students provide incidentals such as lamps and decorative items. There is a washer and dryer in every unit, and residents pay their own electric. Instead of RAs, they have “mavericks,” two full time students who live there and function as community builders and events planners. Mavericks are not trained in first aid or drug and alcohol abuse. If there is a problem, we would go to manager Dustin Locke or assistant Manager Kim Holloway. The managers are not familiar with parking issues in the neighborhood. It appears they are eligible for seven J permits. For noise complaints, Dustin and Kim are available during the day, and EPD should be called at night. They are working on a way for the police to get into the building after hours. If police are called, the building is notified

Nancy also asked for apples for a cider pressing on her block on Sunday. If you know of anyone who has extra apples, let Sandra or Nancy know.

#### Thunder Cans campaign.

Josh Reckord reminded us that “Thunder Cans” comes from the sound a trash can makes when it rolls empty back up the driveway after the trash has been collected. We have not heard that very much in the neighborhood. If we can’t deal with the cans, how can we deal with all the other important issues? We will revisit the project in October, when we will again distribute door hangers to neighborhood residents. Josh also discussed nuisance complaints and how to handle them. For noise complaints, call the non-emergency number 541-682-5111. For land use complaints, send an e-mail to [codecompliance@ci.eugene.or.us](mailto:codecompliance@ci.eugene.or.us). Steven stressed the importance of calling and filing complaints. We have to have the data to back up our concerns. Karen added that UO has created a Thunder Cans brochure and an ad is going in to the Daily Emerald.

#### **Land Use**

##### Planning Commission Hearing on R-1 code amendments

Planning commissioner John Barofsky reported on the public hearing last week regarding code amendment changes, including alley access lots and SDUs. The Planning Commission will deliberate and forward recommendations to the City Council. The hearing addressed some things directly related to Fairmount, including a moratorium on SDUs, flag lots, alley access lots that are inappropriate and turning into high density student rentals. The moratorium is intended to last only until a more specific area plan can be done so we can do it appropriately. The many pages of written comments indicated that many want the moratorium while some don’t. John thinks it’s appropriate, but has concerns about people and what they want to do with their property.

The city has to come up with a 20-year supply of buildable lands, and one strategy is creating appropriate infill. One way would be to allow alley access and SDUs. They expect to add 125 houses citywide. They are trying to do appropriate infill where they can so the urban growth boundary doesn’t have to be expanded.

Q: How is the commission defining appropriate infill?

John: Previously there were very few design standards. This would start to address that. Examples include locations of windows and setbacks from property lines. John's concerns include enforcement of existing codes, and enforcement of new codes. He is going to be looking at appropriate mechanisms. There should also be a commitment that area plans will be done in a timely manner.

### Laurel Ridge Update

David announced good news about Laurel Ridge PUD and introduced Bill Blix from the Laurel Hill Valley Citizens to fill us in. Hearings Official Ken Helm rendered a decision that the entire PUD is denied. The process included four separate applications: zone change, TIA, PUD, Standards review. Zoning is the threshold. If zoning isn't approved, then nothing can be approved. The neighborhood raised \$20,000 and hired two lawyers, including Sean Malone, whose argument prevailed, so the developers can't go for the zoning they wanted. If there's an appeal, it would be scheduled for October 1.

### **Alan Zelenka: Budget and Envision Eugene**

The idea of a moratorium comes out of the Envision Eugene process. Rather than a cookie cutter method of creating zone changes, we need to be sensitive to separate areas. Out of that came the concept of special area studies for near-campus areas. We are going to come up with our own sets of codes for our area, and that could be different from the rest of the city. If we're going to do that, it doesn't make sense for those other codes to apply, so hence the moratorium. Envision Eugene is an ongoing process. We have to come up with a plan for how we'll deal with the 34,000 people who will be here in the next 20 years. We don't need much commercial and have the wrong kind of industrial, but do need single family and multi-family. We'll probably set the urban growth boundary by March of next year. It will expand by about 300 acres. The process will be ongoing over the next 6 months, and we are now starting the implementation phase. How do we ensure the density we want in urban transportation corridors?

### Camping ordinance

The homeless are a very complex constituency, not just the folks who are camping and protesting. Some are families who lost jobs, some are vets, some are children. The numbers are anywhere from 1750 to 3-4,000. Over the past two months, the occupy movement has chosen to focus on that issue. The protesters have been focused and organized. We're not going to solve the problem overnight, so we should try some things. The SLEEPS people want to eliminate the overnight camping ban on public property. We're not going to do that. So the first program is to experiment with Opportunity Village. A 501C3 has been created to pay for toilets and garbage service. They have self-governance and an application process. They started with about 15 people and will add five at a time. The organization has already evicted someone for violent behavior and replaced with someone else. The other part is camping overnight and sleeping. City ordinance says overnight camping is not allowed anywhere except on private property with the consent of the owner. Violating the

ordinance results in a citation, not jail time. We're talking about another pilot program called "rest stop," where 15 people can sleep from dawn to dusk, with a non-profit providing garbage and toilets.

### Budget process

Last year we had a \$5.3 million deficit. A ballot measure for a service fee failed. The budget committee used some reserves to buy time, and we still haven't solved the problem. The legislature has worked on restructuring PERS, which will provide \$1.7 million savings to city. We're working on a process where we look at different ideas but also take a lot of public input. There will be workshops where you can come and learn and say your piece, along with local area meetings in each of the wards. We'll look at all the potential cuts from the ballot measure, along with some tier 2 cuts. We'll look at organizational change in how we do things. Volunteers do not save money, and they sometimes cost money. We'll look at economic development, River Road Santa Clara, MUPTE, and what we can legally do with reserves. We're also looking for other solutions. There are ramifications for anything that gets removed from the system. We'll be working through December with public hearings in January and a budget in place at the end of April so we can go through the budget process in May and June.

Q: Why don't we have more revenue coming in from construction?

Alan: We do, but not enough. The hole dug by the recession is so deep, assessed values are down, so construction can't possibly fill it.

Regarding MUPTE, it's not a current cash outlay. It's a forgiveness of property tax over 10 years. If we eliminated MUPTE we'd still have same deficit.

Q: Shawn Boles suggested that city should put up a smorgasbord of taxes such as a hotel-motel tax or restaurant tax.

Alan: We don't have time to craft any kind of new revenue.

Q: Single-family owners just can't compete with investors buying student property. One solution might be to lower the number of unrelated people living in a unit.

Alan: A broader issue about competing is that the neighborhood has had to raise a lot of money—it has a cost and is very tough to do. The reason those all worked is because of the plans we had in place. Legal restrictions let us use the system to win. The system has value, but it's expensive.

Q: Anger expressed about neighbors having to work so hard to raise money and see plans put in place, only to have city staff disregard those plans and come out on the side of the developers. It shouldn't have to be us paying a lot of money to make the city abide by the plans. The gun is pointing in the wrong direction. Our neighborhood is going to have a tipping point, and it's coming soon. We need to let council and John Ruiz know there's a broken thing in our system and it's not working to carry out policies we already have in place.

Alan: Council doesn't supervise staff, only the city manager. That's why we're pushing for area planning. That's why we're heading for the moratorium. We're still going to have developers come in who have the money to go to court.

Q: Does revenue from permits fund the planning department?

Alan: Permit revenue goes into the general fund.

### **Edison update**

Steven: Last year 4J had outside consultants evaluate their facilities. One of the group's recommendations was closing Edison school and relocating the neighborhood's elementary students. Due to overwhelming neighborhood support for keeping Edison at its current site, 4J has hired an architectural firm to come up with a master plan for Edison. The architecture firm has presented three options. Option A: bulldoze the current building and build a new school on the south side of the lot. Option B: Retrofit the existing structure. Preserve the historic elements (including facade) and build new within. Bring the school up to current safety, accessibility and educational standards. Option C: limited remodel addressing the most urgent concerns. No current budget is attached to any proposals.

### **Staggering leadership**

David remarked that we're lucky to have Steven as co-chair. He grew up in the neighborhood and went to Edison. Leadership works best if we have overlap of co-chairs. David would like to serve just one year to allow that overlap to happen. He suggested that someone else could serve next year to start the stagger again. Interested folks are invited to attend the next board meeting on October 1.

Steven brought the meeting to a close and invited those interested in the speeding issue on Agate Street to meet with Elga Brown and Larry McQueen after the meeting.