

# Northeast Neighbors

Eugene, Oregon

SUBJECT: Board Meeting minutes

November 23, 2020

Call to Order: 6:30 p.m.

Board members present: Kevin Reed, David Martin, John Faville, Rick Edwards, and Anne Millhollen.

Board members absent: None.

Visitors in attendance: Walt Beckman, Kirsten London, and Bob Siegmund.

Approval of October 13 Board Meeting minutes: A motion was made by Kevin to approve the minutes as written by Rick. The motion was seconded by Anne and the Minutes were approved by unanimous vote.

Kevin introduced Walt from the Crescent Meadows Homeowners Association.

Kevin also acknowledged that David Martin will be leaving to accept a new job, and thanked him for his many years of service to the Northeast Neighbors (NeN). The Board unanimously chimed in with praise for David's countless contributions to the success of NeN, and David expressed his appreciation.

**David Martin's departure:** Delegating responsibilities.

a. Hosting and editing the Zoom meetings: Dorothy Reed volunteered to serve as Zoom technical host.

b. Creekside Park transition: David said the \$12,000 matching grant is being held. Waiting for a flood plain certificate from the Parks Dept. David said he needs a vote on NeN taking responsibility for the approximately \$24,000 in funds. David made a motion for NeN to take responsibility for the funds. The motion was

seconded by Anne and approved by unanimous vote. David said he expects the ground breaking and concrete pouring to all be done by one contractor, and Dane Butler will be the point person. Kevin asked if there will be a ground breaking ceremony. David agreed and suggested inviting people from the Parks Dept.

c. Future meeting site for in-person meetings: David said his church will be looking for another Pastor, but NeN could ask to rent their facility for meetings.

d. New contact person at Gilham Community Church: David said he would find out and let Kevin know who the contact person will be.

e. Property stored at Gilham Community Church: Kevin offered to pick up everything that belongs to NeN.

### **Review of December 8, 2020 General Meeting Agenda:**

Jim Stephens, Evergreen Housing Development Group: More info on the plan to add 612 apartments on N. Delta Hwy.

Councilor Jennifer Yeh, Eugene City Council: Progress on renaming Striker Field.

Senior Planner Becky Taylor, Lane County Transportation Planning: Scheduled improvements on Gilham Road.

Phil Spears, Sheppard Motors: New EV dealership on Game Farm Road.

Elected officials: Invitations have been sent out.

### **Delta Ridge update:**

The Evergreen Housing Development Group started Phase 2 of Delta Ridge, and buying the remaining 9-hole golf course for the development. They would build single family homes, townhomes, and apartments for a total of 612 units. There are 192 lots on the East side and 360 Townhomes on the West Side. Evergreen is filing their initial application in December. Kevin wants them to turn the wetlands portion of the 9-hole golf course into a park because there are no parks on the west side. Kevin said the biggest concern is Delta Highway north of Ayers Road is too

narrow to handle the anticipated increase in traffic. He talked to Steve Wildish and was told that Wildish had not been asked the right questions; the road was originally going to be wider with bike lanes, but when the City decided to make the sidewalks wider to accommodate bikes, they made the road narrower. So Wildish is saying the road was not properly designated but they are willing to help work on a solution. Kevin stated that NeN's position is that we should try to influence a "holdback" of the SDC's\* to fund improvements to the road. Kevin said that there are willing partners to work on a solution, and he expects the City to take the lead, specifically Councilor Mike Clark. John said another problem is that the road is designated as a local road. A roundabout has been considered at the intersection of North Delta/Ayers Road, and Wildish is in favor of the idea. David pointed out that there is already a house too close to the corner of North Delta/Ayers Road that would force the roundabout to be too small.

\*System Development Charges

#### **Land use updates:** John Faville

The land use code is being rewritten so that all residential development will have the option of a "clear and objective" path to approval.

HB Bill 2001 will essentially eliminate R-1 housing. Kevin added that R-1 will have to allow for ADUs. Further, all current R-1 zoning will have to permit a mix of duplexes, triplexes, quadplexes, and cottage clusters.

The two actions together will change development options for many parts of the City, but most developments in NeN have CC&Rs that would prevent ADUs or other increases in housing density.

**WINCO update:** John Faville said the Hearing Official is reviewing the appeals and will issue a decision before Christmas. NeN submitted a position paper. Kevin added that Shopko was originally built on a conditional use permit in 1988. The current plan for WINCO is to move the bottle drop closer to the building. David pointed out that it will still be in a separate building in the parking lot so it will be labor intensive for employees to maintain.

**Next board meeting:** January, 4, 2021.

**Next General meeting:** March 2, 2021.

John recommended that we begin identifying possible speakers for General meeting even before the next board meeting. Suggested speakers include: Mike Clark discussing progress with Delta Ridge street designation, and an expert discussion of how to control rat infestations. John also pointed out that the announcement newsletter for the General meeting will need to go to the printer in mid-January.

**Other Business:**

Food Drive: Anne said that Harvest Community Church has agreed to host the food drive on February 13th. Anne suggested nominating Kirsten for the Board. She lives on Cheryl so she lives in Area West.

NeN Goals: John said that he sent out an email with suggested goals, and reminded everyone that we need to decide on goals. Kevin asked the Board if we should poll the neighborhood for ideas. John agreed and suggested that we also do so at the Dec 8 meeting. David asked if the improvements to sidewalks on N Gilham was a possible goal and John agreed. Kevin asked John to resend the email with tentative goals.

Public comment period: No comments were made.

The meeting was gaveled closed by the Chairman at 7:35 pm.