

MINUTES

Lane Economic Committee

Lane Council of Governments – 4th Floor Large Conference Room
99 E. Broadway, Suite 400 – Eugene

April 21, 2008 – 11:30 A.M.

PRESENT: Rob Scoggin, Chair; Tim Black, Chuck Forster, Ric Ingham, John Sullivan, John Tamulonis, *members*; Kari Westlund, *ex officio member*; Lawrence Brice, Lou Christian, Jack Roberts, Mike Sullivan, *alternate members*.

Steve Dignam, (LCOG); Mike McKenzie-Bahr (Lane County);

ABSENT: Pat Albright, Mike Blommé, Denny Braud, DeAnn Cherbas, Mike Galvin, Phillip Hudspeth, Faye Stewart, Ellen Teninty, Lynnette Wikstrom, *members*; Jay Bozievich, Deb Schmidt, *ex officio members*.

GUESTS: Nan Laurence, Jim Zelenka

Mr. Scoggin called the meeting of the Lane Council of Governments (LCOG) Lane Economic Committee (LEC) to order at 11:35 a.m. He invited those who were present to introduce themselves.

1. Public Comments

Dr. Frish identified herself as a Lane County Government Researcher and provided a handout entitled “jEoParDy.” She expressed her concerns over the UofO arena project.

2. Chairperson and Staff Comments

Mr. Scoggin stated that he had no prepared comments.

Mr. Dignam commented on the UofO track meet with UCLA held this past weekend. He reminded those present how attitude can rub off on all players, family and employees we are coaching.

3. Approval of Minutes

Mr. John Sullivan moved, seconded by Mr. McKenzie-Bahr, to accept the minutes of the March 17, 2008, meeting. The motion was adopted unanimously 10:0, Mr. Ingham not yet joined the meeting.

4. Update Regarding Olympic Trials

Ms. Westlund shared that the equivalent of 30,000 room nights have been booked and \$28 million dollars is expected to be brought into the community. Ticket packages sold very early and very well. The shuttle issue is still up in the air; a waiver has been asked for. There will be a daily festival at Hayward Field that is open to the public at no cost. The festival will run all 10 days of the trials. 250 people have been involved with the organizing committee. Eugene08.com is the website for further details.

5. Economic Development Toolbox

Mr. Dignam asked for feedback regarding the action plan and for any additional ideas.

Mr. McKenzie-Bahr inquired about involving the Economic Revitalization Team for coordination at the State level.

Mr. John Sullivan expressed concern about role of Cascades West and what they should be providing. Frustration with time spent on providing information to Cascades West (Needs and Issues), but what happens after that? Does any public official know about reports?

Mr. Dignam explained that Cascades West's role is as a coordinating arm for Federal and State Economic Development organizations. LCOG provides feedback regarding economic challenges in Lane County.

Mr. Mike Sullivan made comment that if recommendations became the official statement of the LCOG board, it might mean, in the end, that some of the items will get funded.

Mr. Forster inquired as to the timeline to make recommendations to the LCOG board. Mr. Dignam replied that committee will review for another couple of months, submit to the LCOG board in the summer and results will be provided to Cascades West in the fall.

Mr. John Sullivan commented that the LEC can get LCOG to "drive back into communities."

Mr. McKenzie-Bahr commented that LCOG can perhaps be a driving force in the legislature regarding these obstacles to economic development.

6. Industrial Land Availability

Mr. Dignam commented that we previously heard comments that we do not have a sufficient supply. He is looking for a speaker to potentially discuss an alternative view regarding sufficiency of industrial land.

Mr. Mike Sullivan indicated that it makes sense for someone from the City of Eugene's planning department to speak to available land.

Mr. Tamulonis stated that the City of Springfield will have a formal report in June on the buildable lands inventory.

Mr. Brice expressed concern over what the major barriers are to the UGB and if the Eugene City Council was part of the barrier.

Mr. Roberts stated that the Lane Metro Partnership has been working with Eugene, Springfield and Lane County. Eugene is doing its own land supply study and is moving in the right direction.

Mr. Mike Sullivan reiterated his position that it would be fruitful to hear from the planners working on the study. Mr. Dignam is to follow up with Mr. Sullivan.

7. Eugene Lane Use Development Code

Ms. Nan Laurence from the City of Eugene presented a handout that included a Downtown Plan Map, a Transit Oriented Development Overlay Zone map and a Floor Area Ratio (FAR) Calculation. Eugene is focusing on downtown redevelopment and trying to make the regulations easier to use. The current code is an impediment and land use codes do not compel development. The City has gone through the current code and, with public comment, has narrowed down to 7 issues. The first change would be to reduce the FAR outside the core area from 1.0 to .65, which would reduce the density required. Second, change language to calculate the FAR on just the lot you are building on. Third, basement areas are currently not allowed in the FAR calculation. They are trying to give basement areas a density credit. Fourth, clarify that parking (surface and embedded) is allowed toward the FAR calculation. Fifth, allow any property in the Transit Oriented Development zone to go through a discretionary review process. Sixth, allow residential development in C2 zones. Seventh, remove the 20 parking space limit on C3 projects. Changes will be going to the planning commission on April 28th followed by a public hearing on June 16th.

Mr. Mike Sullivan wanted to make sure that the comments of Hugh Prichard from the March 17, 2008 LEC meeting and the comments of Nan Laurence from this meeting are brought together. He offered to work with LCOG staff to summarize an eventual conclusion and recommendation from the LEC.

8. Oregon Special Public Works Fund

Mr. Jim Zelenka, from Oregon Economic and Community Development, provided a handout entitled "Infrastructure Financing & Special Public Works Fund." He indicated that there is not a lot of industrial land available in Oregon and that there is none available over 500 acres. He described the Special Public Works Fund and commented that the State can assist Lane County with compliance related issues, such as public health or safety concerns, and with the likelihood of immediate or future job creation or retention. Mr. Zelenka reported that the State provided \$2 million of the \$22 million dollar City of Coburg Wastewater treatment plant, which was related to the retention of industrial (RV manufacturing) jobs.

9. Update on UofO arena and Riverfront Research Park projects

Mr. Black introduced Mr. Greg Rickoff. Mr. Rickoff commented that the largest myth in regards to the Riverfront Research Park is that they have an agreement with the City for the hospital to locate there. He commented that moving the services of the research park would not be cheap or easy. In regards to the arena, Mr. Rickoff stated that the neighbors are requesting a formal opinion on the land and permissible uses. The City of Eugene determined the project was allowed, but this has been appealed. On May 7th a hearings official will decide on whether or not a conditional permit is necessary. The UofO has asked for a vacation of property regarding the alley

that splits the property. The City has asked for additional information. There is a public document available through the City or UofO's website regarding the traffic impact analysis. In addition, there are a number of setback and design issues to still work through. An advisory committee has identified 4 major issues; litter, noise, traffic and parking. Deconstruction of the Williams Bakery is starting this week.

Mr. Scoggin announced that the next meeting of the LEC was scheduled for May 12th.

The meeting adjourned at 1:10 p.m.

(Recorded by Kim Voorhies)

*LCOG: C:\DOCUMENTS AND SETTINGS\CLPL062\LOCAL SETTINGS\TEMPORARY INTERNET FILES\OLK4A\LEC080421.DOC
Last Saved: April 22, 2008*