



## City of Salem

### Climate Action Plan Committee

Monday, August 1, 2022

10:00 a.m. to 11:00 a.m.

Livestream via YouTube: <https://bit.ly/salemclimatemeetings>

Submit public comment via email at  
[hdimke@cityofsalem.net](mailto:hdimke@cityofsalem.net) or telephone and 503-588-6211

Si necesita ayuda para comprender esta información, por favor llame 503-540-2371

#### **PARTICIPANTS**

##### Committee Members

Mayor Chuck Bennett, Chair; Councilor Jose Gonzalez, Councilor Chris Hoy, Councilor Trevor Phillips, and Councilor Stapleton (alternate)

##### Staff & Guests

Kristin Retherford, Interim City Manager; Peter Fernandez, Public Works Director; Robert Chandler, Assistant Public Works Director; Heather Dimke, Climate Action Plan Manager; Patricia Farrell, Climate Action Plan Advisor; Ted Stonecliffe, Transit Planner II – Cherriots; Chris French, Service Planning Manager – Cherriots; Roger Kainu, Energy Analyst & Regional Solutions Representative – Oregon Department of Energy (ODOE); Blake Shelide, Facilities Engineer – Oregon Department of Energy (ODOE)

#### **AGENDA**

1. Welcome and Call to Order
2. Public Comment (Written Comments Received)
3. Approval of 7/11/2022 Meeting Minutes
4. Cherriots - Long Range Transit Plan
  - Strategy #TL08 - Increase Bus Service
  - Strategy #TL09 – Identifying Currently-Underserved Areas
5. Oregon Dept. of Energy – Energy Efficiency in Buildings
  - Strategy #EN12 – Benchmarking City-owned Buildings
  - Strategy #EN20 – Residential Home Energy Score
6. Staff Updates
  - #MW21, #MW22, #EN18
  - Upcoming Committee Meetings
7. Adjourn

**Next Meeting: September 12, 2022**

This meeting is being conducted virtually, with remote attendance by the governing body. No in-person attendance is possible. Interested persons may view the meeting online on [YouTube](#). Please submit written comments on agenda items, or pre-register to provide Public Comment on items not on the agenda, by 5 p.m. or earlier one day prior to the day of the meeting at [hdimke@cityofsalem.net](mailto:hdimke@cityofsalem.net)

Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request accommodations or services, please call 503-540-2371 (TTD/TTY 503-588-6439) at least two business days in advance.

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## CLIMATE ACTION PLAN COUNCIL COMMITTEE

July 11, 2022

ZOOM

### MEETING NOTES

#### **MEMBERS PRESENT**

Chuck Bennett, Mayor  
Chris Hoy, City of Salem Council  
Trevor Phillips, City of Salem Council

#### **MEMBERS ABSENT**

Councilor Jose Gonzalez

#### **STAFF PRESENT**

Kristin Retherford, Interim City Manager  
Peter Fernandez, Public Works Director  
Robert Chandler, Assistant Public Works Director  
Heather Dimke, CAP Manager  
Patricia Farrell, Parks & Natural Resources  
Planning Manager  
Julie Warncke, Transportation Planning Manager  
Eunice Kim, Long Range Planning Manager  
Judy Postier Executive Assistant

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1. **Call To Order** – The meeting was called to order at 10:32 a.m.

2. **Public Comment** Written comment accepted for the record.

3. **Approval of May 5 and June 6, 2022 meeting minutes**

Councilor Hoy made a motion to accept the meeting minutes, Councilor Phillips seconded the motion, motion passed without discussion.

4. **State Rulemaking, Our Salem, and Salem Transportation System Plan (TSP)**

Julie Warncke provided a presentation on Transportation and Land Use Strategies and Rulemaking (PowerPoint presentation on file).

Discussion included TSP Development, State process for developing rules, the Cherriots transportation group, how outside groups plans are integrated into Council Policy development, regional plan required to be done by the end of June 2023, which will establish timelines for other subjects, Council adopting Our Salem.

5. **TL 15: Supporting Super-transit Network**

Presentation included ODOT continuing work on increasing the number of trains, expanding the west side express that terminates in Wilsonville, and letters of support for train improvements up and down the valley. No discussion.

6. **Staff Updates**

Julie Warncke provided an update that included on commute options rulemaking, transportation strategy, latest implementation list, PGE clean energy, and emission reduction strategy (PowerPoint presentation on file). Discussion included solid waste handling and having an industry person attend to give an update.

The Planning Division is leading discussion on parking. Eunice will bring information that outlines the options.






Heather provided information on the grant application for DOE Renewable Energy Grant. New community micro-grid project, planning grant under same program increase the number of electric charging stations at City Hall and fleet services. Should hear soon, but final decision is September. Discussion included City energy usage, Enterprise Program, and Green Future Impact program.

**7. Next Meeting**      August 1 , 2022

The meeting adjourned at 11:25 a.m.

The PowerPoint presentations and audio file are available upon request. Please contact [jpostier@cityofsalem.net](mailto:jpostier@cityofsalem.net).

**SALEM CLIMATE ACTION PLAN**  
Implementation Strategies – Summary Sheet

<b>TL08 – TRANSPORTATION &amp; LAND USE</b>	<b>GHG Reduction Potential</b>	<b>Cost</b>	<b>Lead Agency</b>	<b>Co-Benefits</b>	<b>Suggested Timeframe</b>
Increase bus service, e.g., a majority of routes should operate with at least 30-minute intervals until midnight, seven days a week. Work with City to communicate updated services through community partners and media outlets (e.g., both Spanish and English radio stations).	High	\$\$\$\$ \$5M and up	Cherriots	    	Short Now to 2 years
<b>Lead:</b> Cherriots					
<b>Subject Matter Expert:</b> Ted Stonecliffe and Chris French, Cherriots					
<b>Current Status:</b> Cherriots Long Range Transit Plan is currently under development. This Plan will provide an outline for the continued expansion of services and funding priorities over the next 20 years.					
<b>Process:</b> <ul style="list-style-type: none"> <li>The Long Range Transit Plan (LRTP) was initiated in 2021 with an Existing Conditions Snapshot Report, review of local, regional, and state transportation plans, and stakeholder outreach &amp; engagement activities designed to collect data and feedback on public transit service needs and priorities.</li> <li>A Public Engagement Report (with summary of collected data and findings) was completed in February 2022. Feedback highlights desires for increased frequency of service, an increase in the number of geographic areas served, and interest in reduced and/or free bus fares for riders.</li> <li>An online Open House that provides a summary of the information received, potential scenarios/strategies forward, and an additional opportunity for the public to weigh in and provide input went live on July 20, 2022.</li> <li>The LRTP will be drafted in the fall of 2022 and finalized by the end of the year. Once finalized, this plan will help to inform updates to the Metropolitan Transportation Plan (SKATS) and the City's Transportation System Plan, and prioritized improvements for all Cherriots services.</li> <li>City and Regional plans can incorporate design options that help to reduce traffic congestion and increase the efficiency and speed of local buses (e.g., short sections of dedicated travel lanes).</li> <li>The City of Salem can continue to help share and amplify Cherriots messaging and opportunities through City social media platforms, newsletters, and local media partners.</li> </ul>					
<b>Considerations:</b> The LRTP is a 20-year plan to outline needed improvements and funding. This plan will inform system improvement priorities for the short-term service plans that are completed every 2-3 years.					
<b>Costs:</b> An increase in funding through HB 2017 (employee payroll tax) and the potential future development of an Employer Payroll Tax (2026) will help to fund system improvements.					



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**SALEM CLIMATE ACTION PLAN**  
Implementation Strategies – Summary Sheet

**Anticipated Timeline:** Long Range Transit Plan will be completed by the end of 2022.

**Additional Information:** <https://www.cherriots.org/LRTP/>

**Authority:** Cherriots



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**SALEM CLIMATE ACTION PLAN**  
Implementation Strategies – Summary Sheet

<b><u>TL09 – TRANSPORTATION &amp; LAND USE</u></b>	<b>GHG Reduction Potential</b>	<b>Cost</b>	<b>Lead Agency</b>	<b>Co-Benefits</b>	<b>Suggested Timeframe</b>
As part of developing a Long Range Transit Plan, identify currently-underserved areas and determine opportunities for first expanding transit service to these currently-underserved areas. Place priority emphasis on increasing the connectivity between West Salem and key locations throughout the City. Transit expansion should also include increasing service to employment centers in outlying areas (e.g., Cordon Road/Mill Creek Corporate Center).	Medium	\$\$\$ Up to \$5M	Cherriots	  	Short Now to 2 years
<b>Lead:</b> Cherriots					
<b>Subject Matter Expert:</b> Ted Stonecliffe and Chris French, Cherriots					
<b>Current Status:</b> Cherriots Long Range Plan is currently under development.					
<b>Process:</b> <ul style="list-style-type: none"> <li>Long Range Transit Plan (LRTP) was initiated in 2021 with an Existing Conditions (Snapshot Report), review of regional transportation plans, and stakeholder outreach &amp; engagement activities designed to collect data and feedback on public transit service needs and priorities.</li> <li>A Technical Advisory Committee includes transportation experts from the City's Transportation and Land Use Planning departments as well as Traffic Engineering to give in-depth review of the project's analysis and development of the plan.</li> <li>Plan development includes the collection of data and information on existing use, potential gaps in areas served, and anticipated future need.</li> <li>Cherriots is assessing the expanding need for services both citywide and in outlying areas.</li> </ul>					
<b>Considerations:</b> Public feedback and computer modeling support frequency enhancements to Cherriots Core Network routes (those serving major corridors like Lancaster Drive NE/SE, Commercial Street SE, and Center Street NE), while establishing new transit routes in areas currently underserved or not served at all.					
<b>Costs:</b> An increase in funding through HB 2017 (employee payroll tax) and the potential future development of an Employer Payroll Tax (2026) will help to fund system improvements.					
<b>Anticipated Timeline:</b> Long Range Transit Plan will be completed by the end of 2022.					



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**Additional Information:** <https://www.cherriots.org/LRTP/>

**Authority:** Cherriots



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**SALEM CLIMATE ACTION PLAN**  
Implementation Strategies – Summary Sheet

<b><u>EN12 – ENERGY</u></b>	<b>GHG Reduction Potential</b>	<b>Cost</b>	<b>Lead Agency</b>	<b>Co-Benefits</b>	<b>Suggested Timeframe</b>
Develop a comprehensive approach to increasing energy efficiency in municipal buildings, including setting a goal for increased energy efficiency in all City-owned buildings, benchmarking, deep energy retrofits, policies to require energy efficient practices and regular reporting.	Medium	\$\$ Up to \$500K	City	 	Short Now to 2 years
<b>Lead:</b> TBD					
<b>Subject Matter Expert:</b> Roger Kainu (Residential) & Blake Shelide (Commercial), Oregon Department of Energy (ODOE)					
<b>Current Status:</b> Need to develop baseline of present energy use in City-owned buildings					
<p><b>Process:</b> There are 5 components related to municipal buildings embedded in this strategy as worded:</p> <ol style="list-style-type: none"> <li>1) Setting a <b>goal</b> for energy efficiency –Goals are intended to reduce energy over a specified time frame as defined in a SMAET manner (SMART = specific, measurable, attainable, relevant and time-bound). Goals could be set as % improvement over baseline for low performance buildings for example.</li> <li>2) Energy <b>benchmarking</b> – benchmarking measures a building’s energy use and compares it to the average for similar buildings. Benchmarking assesses current energy use (baseline) and compares it to similar building types. Standard is to use Energy Star Portfolio Manager software for data input. This provides a score of 1-100. This step should occur before #1.</li> <li>3) Energy <b>retrofits</b> – A qualified energy auditor would be needed to assess identified low-performance buildings for energy retrofits to improve their performance. Costs and timelines will vary depending on the recommended retrofits.</li> <li>4) <b>Policies</b> requiring energy efficiency – A new City policy would need to be developed. May tie back to goal and/or LEED standards for new buildings or increasing energy performance in specific existing buildings.</li> <li>5) <b>Reporting</b> – run Energy Star Portfolio Manager on regular basis to track progress.</li> </ol> <p>A free online tool developed by the EPA (Energy Star Portfolio Manager) is available that provides an assessment of energy use and comparison to other similar building types. Use of this tool requires some initial training and dedicated staff time for data entry. This would provide a baseline of energy use in City-owned buildings but will not identify potential retrofits for increased efficiency. This will require an energy audit that is conducted by qualified firms.</p>					
<b>Considerations:</b> May need to hire an energy assessor/consultant for energy audits and retrofit recommendations/cost estimates of priority city owned buildings.					
<b>Costs:</b> Varies depending on consultant costs, retrofits undertaken					



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**SALEM CLIMATE ACTION PLAN**  
Implementation Strategies – Summary Sheet

**Anticipated Timeline:** TBD

**Additional Information:** <https://www.energystar.gov/buildings/benchmark>

**Authority:** City of Salem – Departmental Approval



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**SALEM CLIMATE ACTION PLAN**  
Implementation Strategies – Summary Sheet

<b><u>EN20 – ENERGY</u></b>	<b>GHG Reduction Potential</b>	<b>Cost</b>	<b>Lead Agency</b>	<b>Co-Benefits</b>	<b>Suggested Timeframe</b>
Implement a City ordinance that requires a Home Energy Score be provide to prospective home buyers. Follow guidance from Home Energy Score programs established in other Oregon cities, including Portland and Milwaukie.	Low	\$ Up to \$200K	City	 	Medium 3-5 years
<b>Lead:</b> TBD					
<b>Subject Matter Expert:</b> Roger Kainu, Oregon Department of Energy					
<b>Current Status:</b>					
<b>Process:</b> Code and Ordinance development, public outreach					
<p><b>Considerations:</b> Home Energy Scores (HES) estimate energy use, associated costs, and energy solutions to cost-effectively improve the building’s energy efficiency. Each energy score is shown on a simple one-to-ten scale, where a ten represents the most efficient buildings. Energy assessments should be done by certified energy assessors.</p> <p>Portland, Milwaukie, and Hillsboro have adopted mandatory requirement for HES. Corvallis, Eugene and Bend also in process of new ordinances requiring HES.</p> <p>Some cities provide financial assistance or no-cost energy assessments for low-income residents.</p>					
<b>Costs:</b> Cost for single family residential home energy score estimated at \$125-250, depending on size of home (2021).					
<b>Anticipated Timeline:</b> TBD					
<b>Additional Information:</b> <a href="https://www.oregon.gov/energy/save-energy/pages/heps.aspx">https://www.oregon.gov/energy/save-energy/pages/heps.aspx</a>					
<b>Authority:</b> City Council					



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**SALEM CLIMATE ACTION PLAN**  
Implementation Strategies – Summary Sheet

<b><u>MW21 – Materials &amp; Waste</u></b>	<b>GHG Reduction Potential</b>	<b>Cost</b>	<b>Lead Agency</b>	<b>Co-Benefits</b>	<b>Suggested Timeframe</b>
Explore incentives for residences and businesses that reduce food waste, including the use of a pay structure for municipal waste disposal services based on lower overall costs for lower rates of contamination.	Medium	\$ Up to \$200K	City		Long Beyond next 5 years
<b>Lead:</b> Finance					
<b>Subject Matter Expert:</b> Ryan Zink					
<b>Current Status:</b> <ul style="list-style-type: none"> <li>Public Hearing for 2023 Solid Waste Rates has been scheduled for August 22, 2022</li> <li>Proposal includes new option for every other week 20-gallon service (residential customers) and an enhanced discount program for low-income and disabled residents</li> </ul>					
<b>Process:</b> <ul style="list-style-type: none"> <li>This strategy specifically calls out food waste. Efforts that help to reduce other forms of solid waste can also be explored</li> <li>Potential impacts on low-income and marginalized communities should be considered with any potential adjustments to pay structures and/or development of other incentives</li> <li>State statute (ORS 458.017(b) gives local jurisdictions the responsibility for the management of solid waste</li> <li>Salem Revised Code Chapter 47 provides framework for the citywide solid waste management program</li> <li>Interest in new rate structures for residential and commercial service has been received (e.g., “pay-as-you-throw”, “zero-waste”)</li> <li>Staff have initiated research into programs from other jurisdictions</li> <li>Potential impacts from the adoption of Senate Bill 582 (beginning July 2025) should be factored into future program</li> <li>A Council adopted Solid Waste Policy is recommended (2023-24) to clarify the direction forward</li> </ul>					
<b>Considerations:</b> <ul style="list-style-type: none"> <li>Revisions to Salem Revised Code may be needed</li> <li>Program changes will require extensive public outreach and engagement</li> </ul>					
<b>Costs:</b> TBD					
<b>Anticipated Timeline:</b> Initiate Policy development in 2023					
<b>Additional Information:</b>					



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**SALEM CLIMATE ACTION PLAN**  
Implementation Strategies – Summary Sheet

**Authority:** City Council



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**SALEM CLIMATE ACTION PLAN**  
Implementation Strategies – Summary Sheet  
Updated 7/26/2022

<b><u>MW22 – Materials &amp; Waste</u></b>	<b>GHG Reduction Potential</b>	<b>Cost</b>	<b>Lead Agency</b>	<b>Co-Benefits</b>	<b>Suggested Timeframe</b>
Explore how to send waste to landfill rather than Covanta plant.	Medium	\$\$ Up to \$500K	City	 	Medium Next 3-5 years
<b>Lead:</b> TBD					
<b>Subject Matter Expert:</b> Ryan Zink					
<b>Current Status:</b> <ul style="list-style-type: none"> <li>Less than 50% of municipal solid waste in Marion County is presently sent to the Waste-to-Energy Facility (Covanta) in Brooks</li> <li>Remainder of municipal solid waste is presently routed to the Coffin Butte landfill north of Corvallis.</li> <li>Coffin Butte and Covanta are presently the only locations that are available for the disposal of municipal solid waste in Marion County</li> <li>Marion County has legal authority to direct the flow of solid waste generated within the County to disposal locations that it designates (ORS 489.125)</li> </ul>					
<b>Process:</b> <ul style="list-style-type: none"> <li>No other alternatives presently exist in Marion County</li> <li>Consider increased and focused efforts to reduce solid waste as a priority step</li> </ul>					
<b>Considerations:</b> <ul style="list-style-type: none"> <li>An expansion of Coffin Butte landfill is needed (within the next 3-4 years) to continue to accept solid waste</li> <li>The proposed expansion of Coffin Butte is not yet approved</li> <li>Not everyone is supportive of waste stream from Marion County being transported to Coffin Butte</li> <li>Long distance transport of solid waste (by road or by rail) may be present</li> </ul>					
<b>Costs:</b> TBD					
<b>Anticipated Timeline:</b> TBD					
<b>Additional Information:</b>					
<b>Authority:</b> Marion County, City Council					



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**SALEM CLIMATE ACTION PLAN**  
Implementation Strategies – Summary Sheet

<b><u>EN18 - ENERGY</u></b>	<b>GHG Reduction Potential</b>	<b>Cost</b>	<b>Lead Agency</b>	<b>Co-Benefits</b>	<b>Suggested Timeframe</b>
Incentivize the construction of smaller and more energy efficient houses. - Continue to allow attached housing and accessory dwelling units (ADUs) - Amend code to allow cluster and cottage developments in single-family areas.	Medium	\$\$\$ Up to \$5M	City	 	Short Now to 2 years
<b>Lead:</b> Community Development & Public Works					
<b>Subject Matter Expert:</b> Bryce Bishop and Glenn Davis					
<b>Current Status:</b> <ul style="list-style-type: none"> <li>Unified Development Code was amended in March 2022 to allow cottage cluster developments in single-family zoned areas.</li> <li>A cottage cluster is defined under SRC Chapter 111 as, “...a group of five to twelve detached dwelling units, each with a maximum building footprint of 900 square feet, that are located on an individual lot and include a common courtyard.”</li> <li>Cottage clusters are allowed now as a special use in the City’s single family residential zones. Because they’re allowed as a special use, they must meet the additional standards of <u>SRC 700.011</u>. These standards include such things as the minimum required size of the central common courtyard, orientation of the cottages to the courtyard and/or the street, pedestrian access requirements, off-street parking location and setback requirements, etc.</li> </ul>					
<b>Process:</b> <ul style="list-style-type: none"> <li>Code revisions to allow ADUs and cottage cluster developments have been completed</li> <li>ADU’s are presently exempt from System Development Charges (beginning June 30, 2019 to July 1, 2024) per Salem Revised Code Chapter 41.150(9)</li> <li>Consider extension to SDC exemption for ADU’s beyond 2024</li> <li>Additional incentives have not been established</li> </ul>					
<b>Considerations:</b> <ul style="list-style-type: none"> <li>Continued SDC exemption will require an amendment to SRC Ch. 41</li> </ul>					
<b>Costs:</b>					
<b>Anticipated Timeline:</b> Code amendment and SDC waiver have been completed					
<b>Additional Information:</b>					
<b>Authority:</b> City Council					



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