



Board members present:

Jon Christenson, Christine Chute, Victor Dodier, Bill Holmstrom, John Prohodsky, Ron Rubel, Jim Schepke, Jeff Schumacher, Roz Shirack, Brian Sund, Carol Snyder, Lorrie Walker, Mark Wigg

Guests were present as well. **See Exhibit A - Attendance Roster**

President Lorrie Walker called the Zoom meeting to order about 6:30 pm with a quorum present.

1. A motion to approve the June 2022 meeting minutes was made by Jim Schepke and seconded by Ron Rubel. The June 2022 meeting minutes were approved unanimously.
2. City and County Reports:

a. Marion Parole and Probation

Marion County Parole and Probation has 2790 clients. Parole has a 30.4% recidivism rate while probation has 23.6% recidivism rate. Historically, 56% of the clients are employed.

Jim Schepke asked what do the numbers look like over time? In the past 3 years the average # of clients was over 3000. 1400 clients are considered low risk.

There are 40 parole officers and Marion County is hiring 3 more. The average case load is 55 clients.

Deb Romano asked why a lot of people aren't going to jail? The County Jail doesn't have the capacity to hold everyone arrested. Those arrested for minor crimes who pose a minimal risk to the community are released. The transition center is used for those considered low risk.

b. Deb Romano, City of Salem Code Compliance

Six cars were towed from 1465 Cross Street. The fence in the flood plain needs a permit. The City has placed liens on the house and it will be auctioned.

Tall grass is a low priority. A letter sent to the property owner about tall grass causes a 75% rate of compliance.

Tress 30" or greater in diameter need a permit to be removed. If you have any questions, call the permit center.

Roz Shirack asked if a house without water service can be cited. Deb replied that it may be cited depending on the totality of the condition of the house.

Lorrie Walker said the neighbors say that at night and on weekends water is pumped out of the creek. Deb said there have been five complaints about the pumping.

Jim Scheppke asked if tree companies are serial violators of Salem's tree code. Deb said there is one.

John Prohodsky mentioned that he saw a tree that had been topped with a removal notice attached to it. He asked who is responsible for removing it? Deb said if the City removed a tree the property owners are charged for the removal.

c. Tom Anderson, City Councilor, Ward 2

The homeless and navigation center was made possible by \$8.15 million in grants from Marion County and Oregon. It will be a low barrier shelter with laundry facilities. It will have staff, social workers and police to help people.

Keith Stahley, the Olympia Washington Deputy City Manager, has been selected as Salem's new city manager. He was in charge of Olympia's homeless efforts, is interested in mitigating the impact of climate change, and has experience with governing a capital city.

The \$300 million bond measure was approved and will be on the November ballot. It will fund maintenance items and will not increase taxes.

Tom said Roz did a good job on proposed mixed-use zoning. He said staff recognized it as a good compromise.

Jim Scheppke said the noise from fireworks was worse this year. Victor Dodier asked about the possibility of a banning fireworks in Salem. He said noise is a problem and the drought increases the likelihood of a fire started by fireworks. Tom said there is no political will. The concern is enforcement.

Christine Chute is against a fireworks ban. Don't take away a few days of joy. She is more concerned about the noise from leaf blowers. Tom said a broad discussion of noise is needed. Deb Romano said the number of calls to police about fireworks is huge. Victor Dodier said the Fairmont Park water tank is a center of activity for fireworks on the 4<sup>th</sup>. Don't assume all are for fireworks ban.

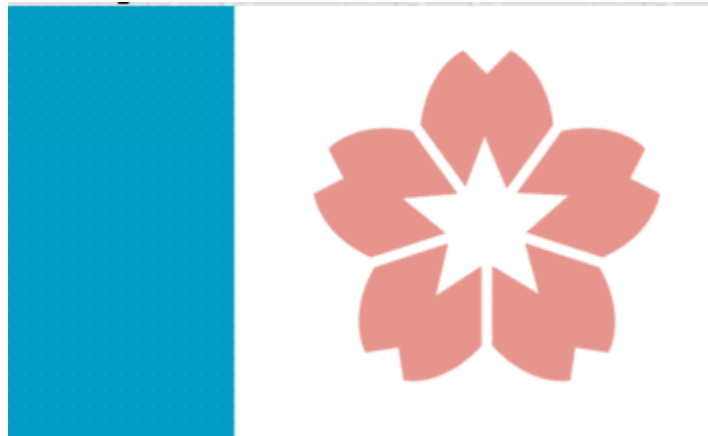
Tom was asked about RVs on City streets that homeless live in. Deb Romano said code compliance deals with complaints about them. Code compliance has been instructed to tow them if they have been tagged before. When asked where the homeless' RVs could be moved, Tom said to call Gretchen Bennet. If you have suggestions, email them to Tom.

Lorrie Walker said Boseman Montana has blocks where people living in cars and RVs can park them. That area is extremely clean. 83% of the unsheltered are the working poor who have minimum wage jobs.

John Prohodskey asked what is the impact of moving RVs on the homeless? Deb Romano said that taking care of the homeless (providing services) attracts more homeless. The homeless need to be accountable for their actions.

Mark Wigg said there is a demand for workers. Safe secure working conditions might enable people to hold a job.

Bill Holmstrom said the Salem's new city flag



is a good flag.

Jim Schepke said he believes there are too many neighborhood associations. Can each ward have one neighborhood association have one ward? Existing neighborhood associations are cool to idea. Tom expressed concern with the # of neighborhood associations and also was concerned that neighborhood associations should wholly be contained in a ward. Linda Nishioki said neighborhood association boundaries could be adjusted. The chairs of neighborhood associations contained on a ward should work together.

### 3. Salem Baseball Club, a summer wood bat college baseball league

Luke Emanuel, Lisa M. Landreman, and Rob Passage from Willamette University said the proposed club would play at Willamette's Spec Keene Stadium. The club would play in the West Coast League. The League has 16 teams running from Edmonton, ON to Springfield, OR. The season would be from the first of June to mid-August and there would be between 20-30 home games. 2024 would be the inaugural season.

Jim Schepke asked, do the players need to be in college and where the players would come from? They do not need to be in college and a school can send up to 4 players to a team.

Mark Wigg asked if they were asking for permission or informing? They said the club would need to collaborate with Willamette, the City and SCAN.

John Prohodsky asked if the team would have a team hot dog, e.g. Fenway Franks for the Red Sox, and a team beer? They said local companies would need to make the hot dogs and brew the beer.

The season would be 10 weeks. Spec Keene stadium seats 1200 people and is ADA compliant. Portland Pickles, a West Coast League team, draws 1500 people to a game.

There would be 4-5 games in a series then the team would be on the road. Luke likes promotions. Ideally a fan base will develop that attends most games.

Roz Shirack said it sounds like a lot of fun and asked what's wrong with playing at Volcanoes Stadium? Volcanoes Stadium is not the best location. It attracts people from Keizer and North Salem. After Keizer lost its minor league team, Volcanoes management created their own league, essentially organized pickup baseball. The West Coast League reached out and said they wanted nothing to do with the Volcanoes.

Geer Park is the 2<sup>nd</sup> choice for the playing field. It has 2 fields, one which is bigger to accommodate expansion.

The motion:

Be it resolved that SCAN supports a collegiate summer baseball league in Salem.

was made by Jim Scheppke and was seconded.

Discussion:

Linda Nishioski said Rob is enthusiastic, sees the Salem Baseball Club as an opportunity, and parking at Salem Health as a possibility.

Rob Passage said parking at Willamette is a possibility and they have talked with Salem Health about parking.

Deb Romano lives the idea. She said her son plays tournament ball all summer.

Carol Snyder liked "Salem Owls" for the team's name.

The motion passed with 8 voting yes, 3 voting no, and 2 abstentions.

#### 4. Neighborhood Concerns and Announcements

Ron Rubel said the Salem Art Association is giving free admission to SCAN Board members. For the free admission call the Salem Art Association at 503-581-2228 and use

the promocode *sponsorfree*. Daily tickets are \$10. The children's parade is 9:30 Saturday and the Art Fair ends at 2 pm on Sunday.

Victor Dodier said Neighborhood Night Out is August 2<sup>nd</sup> and a street closure permit is needed.

#### 5. 2022-2023 Officer Nominations

The Nominating Committee (Christine Chute, Victor Dodier, John Prohodsky, Jeff Schumacher, and Lorrie Walker) proposed the slate of officers:

President:	Victor Dodier
Vice-President:	Jim Scheppke
Secretary:	John Prohodsky

Jim Scheppke moved to approve the above slate of officers. John Prohodsky seconded the motion. The motion was approved unanimously.

The Committee Chairs have not changed. They are:

Land Use:	Roz Shirack
Historic Preservation, Parks, and Gardens:	Jon Christenson
Transportation:	Victor Dodier

#### 6. 2022-2023 meeting location

Lorrie Walker said South Salem High School is too expensive and requires proof of insurance. The School District won't give SCAN a waiver. Jim Scheppke said we can afford to pay to meet at SSSHS. Brian Sund said he will continue working towards SCAN meeting at SSSHS.

#### 7. President's Report and Committee Reports

##### a. President's report

SCAN's President did not give a report.

##### b. Historic Preservation, Parks and Gardens Committee

The Historic Preservation, Parks and Gardens Committee did not meet in June. The Committee's report (**Exhibit B**) is attached.

##### c. Land Use Committee

The Land Use Committee met in June. The Committee's report (**Exhibit C**) is attached.

City Council approved SCAN's requested change to MU-II zoning at its July 11<sup>th</sup> meeting. Roz will check to see if the MU-I zoning on the 4 blocks between Bush and Meyers Streets on the west side of Commercial Street can be changed to MU-II zoning.

The sign adjustments requested by Salem Health were approved. SCAN had no concerns.

d. Transportation Committee

The Transportation Committee did not meet in June. The Committee did not submit a report.

Meeting adjourned at 8:47.

**Exhibit A**

**Attendees for March 9, 2022 SCAN Zoom Meeting**

<b>Board Member</b>	<b>Email Address</b>	<b>Present ?</b>	<b>Board Member</b>	<b>Email Address</b>	<b>Present ?</b>
Christenson, Jon	<a href="mailto:edscannewsletter@gmail.com">edscannewsletter@gmail.com</a>	X	Schumacher, Jeff	<a href="mailto:jeff.schumacher@gmail.com">jeff.schumacher@gmail.com</a>	
Chute, Christine	<a href="mailto:cachute@gmail.com">cachute@gmail.com</a>	X	Shirack, Roz	<a href="mailto:rozshirack7@gmail.com">rozshirack7@gmail.com</a>	X
Dodier, Victor	<a href="mailto:yjdodier@teleport.com">yjdodier@teleport.com</a>	X	Sund, Brian	<a href="mailto:sund60@icloud.com">sund60@icloud.com</a>	X
Holmstrom, Bill	<a href="mailto:williamh@gmail.com">williamh@gmail.com</a>	X	Snyder, Carol	<a href="mailto:snyder2858@comcast.net">snyder2858@comcast.net</a>	X
Prohodsky, John	<a href="mailto:johnmpro@gmail.com">johnmpro@gmail.com</a>	X	Walker, Lorrie	<a href="mailto:dakotalor@msn.com">dakotalor@msn.com</a>	X
Rubel, Ron	<a href="mailto:ronrubel@comcast.net">ronrubel@comcast.net</a>	X	Wigg, Mark	<a href="mailto:mark_wigg@hotmail.com">mark_wigg@hotmail.com</a>	X
Schepcke, Jim	<a href="mailto:jschepcke@comcast.net">jschepcke@comcast.net</a>	X			

**Other Attendees**

Vanessa Nordyke, City Councilor Ward 7	Linda Nishioki, Ward 2 Councilor Elect
Tom Anderson, City Councilor Ward 2	Rob Passage, Willamette University
Lisa M. Landreman	Deb Romano
Luke Emanuel	Luke

## Exhibit B

### Historic Preservation, Parks and Gardens Committee Report

#### I. Historic Design Reviews

No design cases are currently pending or Notices of Filing/Request for Comments (NOF/RFC) for properties in the SCAN Neighborhood.

#### II. 73rd Annual Salem Art Fair & Festival

Friday July 15 to Sunday July 17 in the meadow along High Street. This new footprint will include the artist booths, the main stage and food courts.

#### III. Deepwood Estate & Gardens

Standard hours for the museum and formal gardens in July and August. On August 18, the formal gardens will be closed from 3 PM to 11 PM. On August 20, the formal gardens will be closed from 1 PM to 10 PM.

#### IV. Gaiety Hollow Open Garden Schedule with Music

July 9 - Trio St. Cecilia

July 23 - Artists in Action/Paint the Town

August 6 - Jim Hockenhull/fiddler; Krista West/embroidery

August 20 - Classical Music

For more information on the Open Garden schedule, please call 971-600-6987.

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*Our best wishes for the summer.*

*JonC*



## Exhibit C

### Land Use Committee Report

#### SCAN Land Use Committee Report

**July 13, 2022**

The Land Use Committee met June 17 to discuss SCAN's testimony provided at the June 13, 2022 City Council hearing on the Our Salem project. Present were Ron Rubel, Carol Snyder, and Roz Shirack. Given Councilors' push back on SCAN's request to change the proposed mixed use zoning on Commercial St SE from Mixed Use-I and Mixed Use-III to the less dense Mixed Use-II, the Committee voted (some by email) to reduce the scale of our request to fewer blocks (6 aye to 0 nay with 1 abstention). The revised request was sent to City Council for its July 11 deliberations on Our Salem (attached).

At its July 11 Council meeting, Councilor Andersen moved to direct staff to draft a new ordinance to rezone properties along both sides of Commercial St SE between Superior St and Jerris Ave; and properties on the east side of Commercial St between Jerris Ave and McGilchrist St to MU-II (instead of MU-III). This was consistent with SCAN's revised request for MU-II zoning. Motion passed unanimously.

Nothing was said about SCAN's revised request for the 4 blocks between Bush St. and Myers St *on the west side* only of Commercial to be zoned MU-II instead of MU-I. I have asked Councilor Andersen what, if any, path forward there is to continue to work on getting those 4 blocks rezoned to MU-II.

Next steps: working with staff on the new ordinance, which requires new public notice and a public hearing. Nothing is known yet about the timing of getting the new ordinance.

Submitted by Roz Shirack, Chair  
SCAN Land Use Committee

Attachments: Memo to City Council with Map 119 and Map 124 of proposed zoning



July 11, 2022

To: City Council

From: Lorrie Walker, President, South Central Association of Neighbors

Subject: Our Salem **Revised** Request, July 11 Agenda Item 5.a

SCAN's **revised** request for Mixed Use-II zoning along Commercial St. SE:

1. Change proposed zoning of the westside only of Commercial St SE between Bush St and Myers St to MU-II instead of MU-I. (See Map 119 attached showing 4 blocks marked with an "X" to change to MU-II.)
2. Change proposed zoning of Commercial Street SE between Superior St and Jerris Ave; plus the east side only of Commercial St between Jerris Ave and McGilchrist St to MU-II instead of MU-III. (See Map 124 attached showing 9 blocks marked with an "X" to change to MU-II.)

SCAN requests MU-II because it is a more human-scale,\* slightly less dense alternative to MU-I and MU-III that will be more compatible with adjacent residential uses. None of the adjacent single-family or multi-family uses are over 2-stories high. Most of the adjacent properties between Bush and Myers streets are still in single-family use even though the area is zoned multi-family.

Many multi-family and mixed-use developments of 4-stories or less have been approved recently without City financial support (examples are listed below). Therefore, it appears investors do not require 65 to 70-foot height allowances to build market rate housing in Salem.

In addition, SCAN does not believe MU-III should be used so liberally along the Core Transit Network because it includes many vehicle-related uses that do not need to be along the Core Transit Network, and indeed reduces the potential for the Core Network to support complete neighborhoods not dependent on vehicles. This issue goes well beyond SCAN and has citywide impact. A sample of vehicle-related uses allowed in the MU-III zone that are not allowed in MU-I or MU-II are listed in SCAN's testimony to City Council for its June 13 hearing.

Please note that staff does not object to changing the proposed MU-III to MU-II through Vista Ave as originally requested by SCAN.

\*Human-scale as measured by maximum building height and *minimum* first floor height (MU-III: 70 feet maximum height with minimum 20-ft first floor; MU-I: 65 feet maximum height with minimum 14-ft first floor; MU-II: 55 feet maximum height with minimum 10-ft first floor).

Recently approved multi-family buildings:

1055 Schurman Dr S	3 floor buildings with 42 units
4700 block Battle Creek Rd SE	3 floor buildings with 200 units
701 Lockwood Lane S	2 floor building with 8 units
3910 Village Center Dr SE	3 floor building with 9 units
226 Salem Heights	3 floor buildings with 10 units
1523 Jonmart Ave SE	22-ft height with 8 units

Revised SCAN *6/13/22*  
Request

### Map 119 - Proposed Salem Zoning Change Areas\* Proposed Change Areas To "MU-I" Zoning

SCAN requests just 4 blocks be zoned MU-II  
Instead of MU-I (see blocks marked X)



**Legend**

- Proposed Zoning Change Areas\*
- Taxlots
- Urban Growth Boundary
- Outside Salem City Limits

- Existing Zoning
- CB
  - CG
  - CN
  - CO
  - CR
  - EC
  - ESMU
  - ESMU
  - FMU
  - IBC
  - IC
  - IG
  - IP

- MU-I
- MU-II
- NCMJ
- PA
- PC
- PE
- PH

- PM
- PS
- RA
- RD
- RH
- RM1
- RM2

- RS
- SCI
- SWMU
- WSCB

Base Zoning Only  
Overlays are not displayed

\* Note:  
Only the Existing Zoning WITHIN the  
"Proposed Zoning Change Areas"  
would be impacted by these changes

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City of Salem  
COMMUNITY DEVELOPMENT DEPT.

OVER



Revised SCAN Request

### Map 124 - Proposed Salem Zoning Change Areas\* Proposed Change Areas To "MU-III" Zoning



SCAN requests just 9 lots or blocks be zoned MU-II instead of MU-III (see blocks marked X)

**Legend**

- Proposed Zoning Change Areas \*
  - Taxlots
  - Urban Growth Boundary
  - Outside Salem City Limits
- \* Note:  
Only the Existing Zoning WITHIN the "Proposed Zoning Change Areas" would be impacted by these changes

- Existing Zoning**
- CB
  - CG
  - CN
  - CO
  - CR
  - EC

- EFU
- ESMU
- FMU
- IBC
- IC
- IG
- IP

- MU-I
- MU-II
- NCMU
- PA
- PC
- PE
- PH

- PM
- PS
- RA
- RD
- RH
- RM1
- RM2

- RS
  - SCI
  - SWMU
  - WSCB
- Base Zoning Only  
Overlays are not displayed

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