

Board members present:

Jon Christenson, Victor Dodier, Ariel Loveall, Josh Peterson John Prohodsky, Jim Schepke, Jeff Schumacher, Brian Sund, Carol Snyder, Lorrie Walker, Evan West, Mark Wigg

Christine Chute and Roz Shirack were excused.

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

President Victor Dodier called the meeting to order at 6:37 pm without a quorum present. A quorum was present at 6:52. City reports were given while there was not a quorum present.

1. Approval of minutes
  - a. The May 2023 meeting minutes were accepted without corrections.
  - b. The June 2023 meeting minutes were accepted without corrections.

2. City and County Reports:

a. Sargent Morrison, Salem PD

City Council passed the payroll tax of which the majority goes to first responders and homeless services. The police are a stakeholder in resolving homelessness. They are partners with and reach out to service providers.

A recommendation from an independent audit of Salem's Police Department is that Salem's police department should have between 27 and 83 additional officers. The standard is 1.5 officers per 1000 people.

The Police Department's community outreach team works with kids to help them set and achieve goals.

Salem has had a 42% increase in violent crime since 2008 (past 15 years). More data is available at [Salem Crime Statistics 15 Years in Review, 2008-2022](#). Information on real-time crime data, neighborhood crime trends, and city crime trends can be found [here](#).

Increasing community safety and trust in the police are major goals of Chief Womak.

The Art Fair (July 21-23), Ironman (July 23), and State Fair (August 25-September 4) will impact traffic.

Neighborhood Night Out is Tuesday, August 1<sup>st</sup>.

When asked if any citations were given out for fireworks violations Officer Morrison said none were given out. Police asked for voluntary compliance.

Sargent Morrison was asked if the police were aware of the break-ins in the 1600 block of Capital St. SE and were there many overdose deaths from fentanyl. He said the police data system identified crime hot spots and officers were dispatched to those areas.

There are an average of two fentanyl deaths per week and the weekly death rate is climbing. Police respond to non-death fentanyl overdoses.

He was asked if the police department derived significant revenue from citations. He said the only citations that the police department receives revenue from, less than 1% of the citation, are traffic citations. This per state law.

When asked where crime was saturated in Salem he said there are crime heat maps in the police department website ( <https://www.cityofsalem.net/community/safety/police/crime-and-other-police-reports/review-crime-statistics> ).

When asked about the impact of economic inequality on crime Sargent Morrison said neighborhood engagement drives community ownership and educates the community.

b. Councilor Nishioki

The employee payroll tax was passed 5-4. A significant number of emails received by Councilor Nishioki were from people who oppose the tax.

Councilor Philips who had voted to retain overlay zones in SCAN moved to reconsider that vote. His motion passed. Councilor Nishioki made a motion, which passed, to delay reconsideration of the overlay zones to September 25<sup>th</sup>. She said most likely the Oxford-West Nob Hill Overlay Zone (SRC 622) and the Hoyt-McGilchrist Overlay Zone (SRC 624) will be removed from the SRC. It was mentioned that, if the Fairmont Hill area became a National Register Residential Historic District, the historic district designation would restrict building height to 45 feet in the MU-I and MU-II zones that are adjacent to the historic district.

Mark Wigg expressed doubt that the mixed-use zones along Commercial St. SE would achieve their intent. He does not see people walking along South Commercial St.

Councilor Nishioki said that a fireworks ban needs to be a state ban. She has talked with the Fire Chief and Mayor about a fireworks ban. Victor Dodier emailed the Police and Fire departments to get the number of police and fire calls about fireworks. The Fire Chief said that he would need to file a public records request. Councilor Nishioki said changes to the noise pollution ordinance might be the way to go.

The payroll tax was needed when the bond measure was passed in November 2022. The bond proceeds can pay for infrastructure while a payroll tax revenue can pay for ongoing operational expenses. Ballot Measures 5 and 50 limited property tax revenue, making it difficult for Salem to collect revenue needed for City operations. If the payroll tax is placed on the ballot only City Councilors and the Mayor can advocate for the tax. City employees cannot. To campaign to keep the payroll tax would require a minimum of \$100,000 and at least three councilors supporting it.

Councilor Nishioki said noise pollution is a health issue.

Fifteen trees were illegally pruned by a neighbor who topped the trees. The trees died. Salem fined the homeowners and person who trimmed the trees. The fines were reduced. Councilor Nishioki suggested Salem should consider having a community service program as an option to fines.

A house on Mountain View Drive South (SWAN Neighborhood Association) floods when it rains. The storm drains cannot handle the water. The City is willing to buy the house.

Councilor Nishioki is pursuing changes to the short-term rental section of the zoning code.

Mill Creek, Mill Race, and Walker Dan have considerable sediment accumulation.

Councilor Nishioki would like to see Salem become a “dark skies” city where light pollution is minimized. She has had a preliminary meeting with an OSU professor.

### 3. New Board Member

Josh Peterson was nominated to be a SCAN Board member by Jim Schepkke. The nomination was seconded by John Prohodsky. The vote to appoint Josh to the Board was unanimous.

### 4. Announcements

Brian Sund distributed the remaining SCAN 50<sup>th</sup> Anniversary buttons from the June SCAN annual meeting.

Jim Schepkke said Preserve Oregon, a cannabis dispensary at the corner of Commercial and Miller streets, is having a clean up in the general vicinity of the store at 10 am on August 18<sup>th</sup>. Board members were encouraged to participate.

Chris D’Arcy said several people mentioned the need for a left turn signal at the intersection of Rural Ave. with Commercial St. She was asked if the left turn signal was for left turns from Rural on to Commercial, Commercial on to Rural, or both. She said she would find out. Chris also inquired about 20 mph speed limit signs to implement “20 is Plenty.” Jim Schepkke said City Council approved a 20-mph residential speed limit. A grant to buy and install signs has been applied for.

### 5. Street Painting Project

Brian Hart showed the design that the Street Painting Committee has selected. Jessica Ramey’s design features a rabbit, crow, squirrel, and beaver. The painting will be done over Labor Day weekend.

Additional funds need to be raised to cover expenses that Travel Salem’s \$1000 grant. Chris D’Arcy will get information on expenditures incurred by other street painting projects and steps (cleaning, priming, painting, etc.) and their duration that need to be done. The project is expected to take 3 days and the Travel Salem will provide up to \$1000 for a party after the painting is completed.

Since the street painting is a neighborhood project, questions were asked about how to inform neighbors and the greater SCAN community about the street painting project and how they can participate.

### 6. New SCAN Logo

The board was asked if they wanted to change SCAN’s logo. The current design, a rendering of Deepwood, does not work with social media or scale. The Board voted 7 yes, 1 no, and 2 abstentions to change SCAN’s logo. Three proposed designs by Samantha West for the logo were presented. The submitted designs:



Jim Schepke moved and Josh Peterson seconded that the acorn become SCAN's logo. The motion passed unanimously. Suggestions were made on refinements to the acorn logo. The final versions (color, black and white) will be submitted for approval at the September SCAN meeting.

## 7. Neighborhood Concerns

There were no neighborhood concerns.

## 8. Committee Reports and Chair Report

### a. Land Use Committee

The Land Use Committee met in July. The Committee Chair's report (**Exhibit B**) is attached.

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

The Land Use Committee did not meet in June or July. The Committee Chair's report (**Exhibit C**) is attached.

Jon Christenson moved that:

The SCAN Board authorize a follow up letter to request Salem Health to honor a commitment by Salem Health's CEO to our neighborhood association to uphold a commemoration of Chief Quinaby, first by the children of Bush School, on the current campus of Salem Health.

The motion was seconded by Jim Schepke. The motion passed unanimously.

Jon moved that:

The SCAN Neighborhood Association requests: (1) The designation of SCAN Neighborhood as a Heritage Neighborhood; (2) to complete a preliminary Reconnaissance Level Survey (RLS) of architectural, historical, and cultural resources of our neighborhood; followed by (3) a historic consultant professional survey; and (4) the identification additional opportunities for enhancement, public education and awareness of our neighborhood's architectural, historic and cultural resources.

John Prohodsky seconded the motion. Jon said that 1) SESNA is a heritage neighborhood, and the Highland and Grant neighborhood associations have heritage neighborhood applications in process; 2) it would encompass all of SCAN; and 3) the neighborhood association would choose which projects to pursue.

The motion was revised to:

The SCAN Neighborhood Association requests: (1) The designation of SCAN Neighborhood as a Heritage Neighborhood; (2) to complete a preliminary Reconnaissance Level Survey (RLS) of architectural, historical, and cultural resources of our neighborhood.

The motion was passed with 11 yes votes and 1 abstention.

c. Transportation Committee

The Transportation Committee met in May and June. The Committee Chair's report (**Exhibit D**) is attached.

There was a pole-mounted radar speed sign on Liberty Street. Victor noted that he had requested that radar speed signs be placed at the north and south ends of Bush Park.

d. Chair's report

Victor said that the Board should review SCAN's 2022-23 Goals which are on the right side of the agenda. Those goals will be reviewed at the September meeting.

Victor has been elected to the Salem City Club's Board. If you are interested in joining, membership dues are \$125/year.

Neighborhood Night Out is Tuesday, August 1<sup>st</sup>.

9. Election of board officers

Evan West reported that the nominating committee (Christine Chute, Evan West and John Prohodsky) had nominated the following for board positions:

Victor Dodier, SCAN President

Evan West, SCAN Vice-President

John Prohodsky, Secretary

There were no additional nominations from the floor. The board officers were elected unanimously.

Meeting adjourned at 8:39.

**Exhibit A**

**Attendees for July 12, 2023 SCAN Meeting**

Board Member	Email Address	Present	Board Member	Email Address	Present
Christenson, Jon	<a href="mailto:scan.50yrs.1973.2023@gmail.com">scan.50yrs.1973.2023@gmail.com</a>	X	Schumacher, Jeff	<a href="mailto:jeff.schumacher@gmail.com">jeff.schumacher@gmail.com</a>	X
Chute, Christine	<a href="mailto:cachute@gmail.com">cachute@gmail.com</a>	E	Shirack, Roz	<a href="mailto:rozshirack7@gmail.com">rozshirack7@gmail.com</a>	E
Dodier, Victor	<a href="mailto:vjdodier@teleport.com">vjdodier@teleport.com</a>	X	Sund, Brian	<a href="mailto:sund60@icloud.com">sund60@icloud.com</a>	X

Loveall, Ariel	<a href="mailto:oversunoversky@hotmail.com">oversunoversky@hotmail.com</a>	X	Snyder, Carol	<a href="mailto:snyder2858@comcast.net">snyder2858@comcast.net</a>	X
Peterson, Josh	<a href="mailto:joshua.g.peterson@gmail.com">joshua.g.peterson@gmail.com</a>	X	Walker, Lorrie	<a href="mailto:dakotalor@msn.com">dakotalor@msn.com</a>	X
Prohodsky, John	<a href="mailto:johnmpro@gmail.com">johnmpro@gmail.com</a>	X	West, Evan	<a href="mailto:evanwest714@gmail.com">evanwest714@gmail.com</a>	X
Rubel, Ron	<a href="mailto:ronrubel@comcast.net">ronrubel@comcast.net</a>		Wigg, Mark	<a href="mailto:mark_wigg@hotmail.com">mark_wigg@hotmail.com</a>	X
Scheppke, Jim	<a href="mailto:jscheppke@comcast.net">jscheppke@comcast.net</a>	X			

E- excused

**Other Attendees**

Linda Nishioki, City Councilor Ward 2
Sargent Trevor Morrison, Salem Police Department
Wally Benson
Carlene Benson
Christine D’Arcy
Brian Hart

**Exhibit B**

**Land Use Committee Report**

The Land Use Committee met July 10. Present were Jeff Schumacher, Evan West, Carol Snyder, Ron Rubel, Mark Wigg, and Roz Shirack.

**SCAN Overlay Zones**

At its July 10 meeting City Council voted to reconsider its June 26 vote to not make any changes to the five SCAN overlay zones. At the June 26 public hearing the vast majority of people testifying were opposed to the elimination of the overlay zones, in addition to the 42 people on the petition that SCAN entered into the record. The reconsideration will be on the September 25 agenda. The reason for the delay in reconsideration is to give Fairmount neighbors (and others) time to review, vote, and apply for a National Residential Historic District designation. That status would trigger the maximum 45-foot building height standard in adjacent mixed use zones. Councilor Nishioka expects a majority of Councilors will vote to eliminate the five overlay zones upon reconsideration.

**New Hunsaker Dental office at the corner of Commercial St SE and Kearney St (zoned MU-I)**

The Committee discussed the proposed site plan and 7 requested adjustments (deviations from required development standards). The general challenge with this site plan is that outpatient

medical offices are permitted uses in the MU-I zone, but the specific operational needs for a dental office, primarily patient privacy, are not a good fit for the zone's development standards, hence the high number of adjustments requested. The Committee discussed balancing the MU-I standards that envision commercial retail and residential uses with the needs of other types of permitted office uses in the zone. The requested adjustments followed by the Committee's comments (and vote) are as follows:

**a) Increase the maximum setback for the proposed building abutting Kearney Street S from 0 ft. to 10 ft. (SRC 533.015(c)).** Support (4-2). This provides the desired patient privacy and adds additional landscaping along the sidewalk that is pedestrian-friendly.

**b) Allow less than 75 percent of the street frontage of the lot abutting Commercial Street SE to be occupied by building placed at the setback line (SRC 533.015(d)).** Support (4-2), primarily for patient privacy and recognition that most pedestrians will not be coming into the building for commercial or residency purposes.

**c) Reduce the minimum required ground floor height of the proposed building from 14 ft. to 9 ft. (SRC 533.015(h)).** Support (5-1). The applicant documented many types of large buildings in Salem that have 10-foot ground floors. 14-foot ceiling is not needed or appropriate for the dental office. A 9-foot ceiling will not prevent other uses in the future, plus it allows the overall 3-story building to be lower. The Committee also recently supported the 10-ft ground floor height for the Cozy Residential manager's office on Bush St (also in the MU-I zone).

**d) Allow the proposed building to include less than a minimum of 65 percent transparent windows on the ground floor facades facing Commercial Street SE and Kearney Street S (SRC 533.015(h)).** (Oppose 6-0). Ground floor windows are an important feature of pedestrian-friendly architecture encouraged by the MU-I zone. If the 10-foot setback along Kearney St is approved, then windows are less of a privacy concern along that façade. The applicant can meet the window standard and control patient privacy with interior blinds and lighting.

**e) Allow less than 75 percent of the ground floor facades of the proposed building adjacent to Commercial Street SE and Kearney Street S to include weather protection in the form of awnings or canopies (SRC 533.015(h)).** Oppose (6-0). Weather protection is an important feature of pedestrian-friendly architecture encouraged by the MU-I zone, and 75% coverage is reasonable (Committee prefers 100%). However, if the requested 10-ft setback along Kearney is approved, then there is no reason to have awnings along the Kearney façade, because they would not cover the sidewalk. Applicant requested no awnings along Kearney.

**f) Allow the proposed development, which is located on a corner lot abutting a local street, to take access to Commercial Street SE (the street with the higher street classification) rather than solely to Kearney Street S (the street with the lower street classification) (SRC 804.035(c)(2)).** Oppose (6-0). Applicant notes it will close two of the existing driveways onto Commercial St, but wants to have one driveway access onto Commercial St in addition to the allowed driveway onto Kearney St. No driveway onto Commercial St, as required in the code, is safer for traffic and pedestrians, given the existing ARCO gas station driveway north of the proposed driveway. Also, drivers exiting a driveway on Commercial St. will be looking north at upstream traffic and may not see pedestrians approaching from the south. The code allows this site plan to have one driveway onto Kearney St. The parking lot is large enough to allow vehicle maneuvering in and out of that one driveway.

**g) Allow the proposed driveway approach onto Commercial Street SE to be located less than the minimum required 370-foot spacing from the intersection of Kearney Street S and nearest driveway to the north of the subject property on Commercial Street SE (SRC**

**804.035(d)**). Oppose (6-0). This adjustment is not needed assuming the above requested driveway is denied.

**A Class 2 Driveway Approach Permit for the proposed driveway approaches serving the development onto Commercial Street SE and Kearney Street S.** The Committee opposes the Commercial St driveway permit, but supports the Kearney St driveway permit.

**Other comments:** The Committee notes that if dental offices are located on the 2<sup>nd</sup> or 3<sup>rd</sup> floors, it would avoid all of the patient privacy concerns that drive many of the adjustment requests. The applicant does not address why the dental office must be located only on the ground floor.

The Committee concurs that the current MU-I zone development standards apply to this site plan, even though the (incomplete) development plans were submitted in August 2022 before the zone was changed from CR to MU-I. Applicant is arguing that the prior CR standards should apply.

Committee comments to staff are due by July 17.

### **Accessory Dwelling Unit (ADU) request for 2630 Pheasant St SE**

The Committee discussed this request that included an adjustment to locate the detached ADU in the front yard of the primary dwelling instead of the side or back yard, as required by the code. There is very little space on the side yards and the backyard is a steep, treed slope. The front yard appears to be cleared of several mature trees in preparation of siting a new garage with ADU above. Committee is still researching whether the tree removal was done legally. Committee is still considering this request. Comments to staff are due July 19.



## **Exhibit C**

### **Historic Preservation, Parks, and Gardens Committee Report**

#### **I. HISTORIC DESIGN REVIEWS**

*Case No. HIS23-08 - 1315 High Street SE - Patricia Sieg residence.* Proposal to replace 19 windows on the secondary facades of the exterior. The NOF-RFC was received and distributed for review [SRC 230.025 (b)]. No concerns identified. Approved by the City HPO 6-23-23.

The house was constructed c. 1918 in the Bungalow style. During the 1930s and 40s was the home of John H. Callahan, an American veteran of World War I who flew with the 277th Aerial Squadron at Le Lachine, France. In World War II, he surveyed pipelines in Africa, Sicily and Italy. Italy was the longest operational theater of the war for Americans (not Germany).

From 1947 to 1973, the house was the home of John Lewis, athletic director, baseball and basketball coach for Willamette University. His baseball teams won three NW Conference championships and runner up six times. His basketball teams won seven conference titles. Willamette University hosts the *John Lewis Holiday Basketball Classic* in his honor.

#### **II. SCAN 2023 GRANT APPLICATION TO THE SALEM PARKS FOUNDATION APPROVED FOR BIKE RACKS**

An \$ 800 grant award was approved by the Salem Parks Foundation (SPF) for the SCAN 2023 Parks Enhancements Project for two bike racks in Bush's Pasture Park.

Parks Operations will be providing a lightweight elastic hose for volunteers to water the newly planted trees on the south edge of Fairmount Park. Parks Operations is scheduling the bike racks installation and invoicing the SPF.

#### **III. HISTORIC DEEPWOOD ESTATE & GARDENS**

*Congratulations - June 11, 2023 Historic Wedding Fashions & Traditions Tea SOLD OUT.*

Open to the public, Deepwood, built in 1893-1894 is the only structure in the Salem Parks system built by a war veteran of American Civil War. (Dr.) Luke A. Port served as medical staff in a Wisconsin unit.

Wisconsin units fought in some of the most savage conflicts of the war. At Shiloh, of 62,000 Union soldiers engaged, 13,000 were killed or wounded. Wisconsin units also fought at Manassas, Antietam and Gettysburg.

At Antietam, 23,000 men were killed, wounded or missing in 12 hours.

After Antietam, Lincoln issued the preliminary Emancipation Proclamation, freeing slaves in the Southern states.

## **Exhibit D**

## Transportation Committee Report

The SCAN Transportation Committee meets on the third Wednesday of the month. We meet at 6:30pm in the Community Room of the Fairmount Cottages, when the room is available. Otherwise, we meet by Zoom.

Two meetings are covered in this report. The May 17 and the June 21 meetings.

### May 17 Transportation Committee meeting

The SCAN Transportation Committee met at the Fairmount Cottages Community Room at 6:30pm on Wednesday, May 17, 2023.

Attendees: Victor Dodier, Jim Scheppke, Cheryl Hummon, Mark Wigg and Brian Sund

The agenda was:

- Discussion of fatal bicycle crash at High Street and Leslie
- Discussion McGilchrist, Pringle and 12<sup>th</sup> Street intersections
- Other topics suggested by committee members

**Fatal Bicycle Crash at High & Leslie:** We had a brief discussion ... mostly venting ... about the fatal bicycle crash. While the City notified the homeowner in the NW corner of the intersection to clear the shrubs in the vision triangle; the shrubs were not the reason for the crash. The driver crossing on Leslie failed to stop. We complained among ourselves about lack of reporting on the issue. Salem Reporter is the only paper covering the crash.

As of the May 17<sup>th</sup> committee meeting, the crash report had not been released. Jim's read of the situation was that the crash report prepared by the City of Keizer PD is at the District Attorney's.

There is good reason to emphasize bicycle safety in the Transportation System Plan update when that process gets going. We could join in a coalition with the Bike Vision folk.

*Note: Based on the April Transportation Committee meeting, Jim drafted / Victor signed and sent a letter to Salem Bicycle Vision (see attachment) about the need to get into and from downtown safely by bicycle. We have not received a response as of this report.*

**McGilchrist Project:** McGilchrist is a one mile street classified as a minor arterial. It is bounded on the east by 25<sup>th</sup> Street SE and on the west by the 12<sup>th</sup> Street SE / 13<sup>th</sup> Street SE couplet. McGilchrist is currently a two lane street without sidewalks, curbs, gutters, or a storm drains. Some cross streets, notably 22<sup>nd</sup> Street SE, have intersections that do not align. Cyclists ride on McGilchrist at their peril; not only is the speed limit 40 mph, but the road surface is rough and gravel often covers the pavement up to the fog line. McGilchrist serves light industrial uses and offices such as the Social Security Administration.

SCAN board members carried on a lively conversation via email about the project's ballooning cost estimate, once \$25 million, now \$52 million.

At the committee meeting, members expressed concern about how this project might affect on other street projects in the bond. The City put the 1<sup>st</sup> phase of the project, aligning the 22<sup>nd</sup>

Street intersection, out to bid. If that bid should fail, we should put in a reasonable request that the City do a value engineering study of the project that considers the effect of:

- Lowering the design speed from 45 mph to, say 30 mph.
- Designing the street with turn pockets rather than a continuous left turn lane.
- A traffic circle rather than traffic signals at 22<sup>nd</sup> Street SE.
- Having a cycle track on one side, rather than both sides, of the street.

### **Other Matters**

There was a question about how the money raised by system development charges is used. I delved into the budget documents for an answer.

The City of Salem levies SDCs for its Parks, Transportation, Water, Stormwater and Wastewater systems. Collectively, these charges are projected to raise about \$16.2 million in 2023-24 for what the City terms its Extra Capacity Facilities Fund. This and more is detailed in the City's 2023-24 budget document.

FYI, the McGilchrist project will have \$1 million from the Transportation portion of the Extra Capacity Facilities Fund and \$0.7 million from the Stormwater portion of the Fund.

Statute requires that the City have lists of projects to be funded by revenue from SDCs. The projects are found at: <https://www.cityofsalem.net/business/building-in-salem/fees-and-forms/salem-fee-schedule>

### June 21 Transportation Committee meeting

The SCAN Transportation Committee met at the Fairmount Cottages Community Room at 6:30pm on Wednesday, June 21, 2023.

Attendees: Victor Dodier, Jim Schepke, and Cheryl Hummon

Our agenda was further discussion of the McGilchrist project.

**McGilchrist Project.** We discussed the McGilchrist project. The City adopted Vision Zero for transportation. If we have an opportunity to say anything more about the project, we will also reference Vision Zero.

**Neighborhood Traffic Management Plan.** The City had not adopted this Plan. *[Note: It was adopted by Council on June 26.]* The Plan offers an opportunity to NAs to assist the City in gathering data to address neighborhood traffic concerns. And, there may be flexibility in how the City addresses issues. For more information, see the plan itself at:

<https://www.cityofsalem.net/home/showpublisheddocument/20116/638236296158100000>

**Traffic around SSHS.** Jim noted that we have not heard anything about the SSHS traffic study that DKS Engineering had completed beyond that it had been delivered to the School District. He will follow up.