

**East Lancaster Neighborhood Association**  
 Minutes -August 1, 2019, 7:00 pm  
 Swegle Elementary School, 1751 Aguilas Ct NE, Salem

	<b>Board Chairs/Members Present</b>		<b>Others Present</b>
x	Susann Kaltwasser, Chair	x	Chris Hoy, Ward 6 City Councilor
x	Sue Fowler, Co-Chair	x	Andrew Lynch, Marion Co. Parole & Probation
x	Mary Sarabia, Vice-Chair	x	Will Holton, Salem Police Department
x	Chesta Bauer, Secretary	x	Glenn Peters, Honeystix
x	Clark Hazlett, Member-at-large	x	Nathan Riemersma, Attorney, Saalfeld Griggs
	Dave Steiner, Member-at-large		
	Mike Sim, Member-at-large		

**Neighbors Present:** Fred Wright, Lori Lazo, Lynette Horton, Kristina Daniel.

**Introductions/Approval of Minutes:** The meeting was opened by Co-Chair Susann Kaltwasser at 7:00 pm.

**Police Officer Report:** Officer Holton reported that there was an increase in car thefts, four in the last week. There has been increased gang activity around the Lancaster Drive area and there was a shooting at the Safeway on Lancaster. He mentioned that window air conditioners should be secured so that entry to the residence cannot be made. He said that there have been burglaries reported where the air conditioner was removed in order to get into the house. Also garage doors should not be partially opened for pets or for air circulation since burglars may be able to get through the opening. On a happier note, car break-ins have decreased. He also said that there have been reports of people roaming around and testing car handles and door knobs to see if they are open. This is against the law and if a person is observed doing these things, it should be reported to the police. There was a disturbance at 4545 Swallow. A purse stolen from a rest area was tracked to that address. An illegally parked van was towed. There have been many calls about issues with the people in this house for various reasons, including too many people in the house and campers and tents in the backyard. It should be designated as a nuisance house, but it has been difficult to find violations when the police check the residence since there are cameras on the house which alert the occupants of police presence resulting in giving time for people to leave before the police get there. Lori Lazo whose backyard joins the backyard of this house, asked for a welfare check on the older woman living in the house with her son. Lori did not hear back from her call. Officer Holten said that she should have been contacted & he will look into that. Apparently the son has a criminal history. Susann suggested that a neighborhood watch should be created for both Swallow Court and Drake Court. She said that only 60% of the residences on these streets would need to sign up for the program. This situation also brought up the many complaints residents of Weathers Court NE have made about issues on their street including the drug activity in the walkway from Weathers to 45th Street.

**Marion County Parole & Probation Officer:** Andrew Lynch mentioned that Joe Kast has been appointed Sheriff to replace retiring Jason Myers. Jeff Wood was appointed Undersheriff. Andrew described the activities and goals of transition services and pre-trial services. They include supervised housing, work crews for inmates with less than 364 days in jail, and drug and alcohol programs. Inmates assigned to work crews can get days off of their sentences. Those who are on supervised parole who have not reported in to their parole officer or caught with drugs or alcohol can go to jail for five days and then go back on the work detail. He also discussed the recidivism rate for those who are participating in the new programs. He said that no rate has been established yet but it is hoped that it will go down. Results will be measured but no information is available on it yet. Fred Wright asked a question about notification of an offender coming into a neighborhood. Andrew said that only level 3 sex offenders are subject to notification but it will not be done on a door-to-door basis. A question was asked if felony assault would be under the notification requirements and the answer was no. Fred was concerned about a neighbor who was a released felon and who has been harassing neighbors, exhibited belligerence,

and has conducted suspicious activities. Police and sheriff deputies has been to the house. Andrew said to email him with the information about this person. He also said that issues can be reported anonymously and a report can be made on a person under parole supervision to see if they are following the rules. Responding to another question about crime locations, Susann said that crimes in Salem can be tracked online at [www.Crime.Reports.com](http://www.Crime.Reports.com).

**City Councilor Report:** Chris reported on the main library relocation until seismic upgrade improvements have been completed on the current site. The committee overseeing the project looked at several sites for relocating the library and found that the only acceptable building was the former Capital Express building now owned by a local church. This location has a dedicated parking lot with 50 spaces. He mentioned that the rent cannot come out of the bond issue money but has to be paid for from the city general fund. He also mentioned that some people were not happy with the selection. Susann suggested that the City Manager make a statement on the issues.

On August 12th, the City Council will have its first reading on two revenue issues: an operating fee to supplement the city general fund which provides revenues for city services and a payroll tax for all employees within the city to pay for increased fire and police services. The operating fee would be \$8.00 for single family residences; \$6.40 per unit per month for multi-family; and, for commercial, industrial, institutional, and public accounts: \$38.56 per account per month. The employee tax is proposed as .390% for wages of more than \$15.00/hour & .266% of those making \$15.00 or less & no tax for those making minimum wage. Clark asked about provisions for those who are considered low income. Chris said there will be adjustments for low income but he doesn't know how it will work yet. Chris explained that the general fund is not keeping up with expenses. If there isn't more money provided for city services, they will be cuts to those services. He said that the vast majority of general fund money is used for fire and police and that would be the first place to cut funding and services. Susann said she will send an explanation of the revenue issues. She has heard concerns about the operating fee to be included with the water bill. Clark asked about the idea of joint city/county police and fire services. Chris said that there would not be enough revenue for this and the city would end up subsidizing the county. He said this configuration may work well in big cities but not in areas that include a city and large farm and rural areas.

Chris discussed a proposed ordinance to be reviewed which would prohibit tents, cardboard structures, sitting or sleeping on public sidewalks and in public spaces from 7:00 am to 9:00 pm. There have been many complaints about this from business owners and the public. This would also include situations such as that which occurred on Lancaster & Sunnyview. Under this ordinance, these offences would not be a criminal offences but would result in a ticket being issued. If a person got enough tickets, they would have to go to court and they could be excluded from the downtown area. There will be a work session or a public meeting on this sometime in the future. No date has been set. They are waiting for Arches to get their new facility up and going. Susann said that the process should be structured so that homeless people can participate in the public comments, such as holding the public meeting at the UGM facility. There should be a better analysis on the homeless situation which includes not just agencies but also people working with homeless, former homeless people, etc., in order to get more ideas for solutions. Chris said that the Salem/Keizer School District is discussing homelessness also.

The Fisher Road project will be completed in mid-October; the Brown Road project is on schedule; and the McKay Park work on the play structures is progressing. Chris said that there is a Federal Opportunity Zone program that provides funds for revitalizing business areas. There was only two weeks to get a grant proposal in and the Governor's office didn't get the Lancaster project put into it. The Opportunity Zone allows businesses tax exemptions for redevelopment. The new Amazon warehouse facility was developed in an Opportunity Zone. This area was formerly state property so the City won't miss not getting taxes on this property. Susann said that redevelopment zones can be a blessing or a curse and we should have some joint city neighborhood associations and county NA associations to talk about problems and opportunities for these zones. Sometimes this results in displacing low income rentals and puts in expensive housing which former residents can't afford. There was discussion about

ordinances to protect mobile home properties from removal of homes for redevelopment. This may happen to the Sundial property which was sold to a developer. Susann mentioned the Colvanta incinerator which might shut down if an agreement is not reached with Marion County.

**Election of Board Members:** Susann mentioned that we should have elected officers to the ELNA board at the annual meeting but it was delayed to the August meeting. She mentioned that board members must live, work, or own property within the ELNA area and are willing to attend meetings on a regular basis. Board members who miss 2 or more meetings without a good reason may be voted off the board. The following people volunteered for the board: Lori Lazo, Fred Wright, Clark Hazlett, Sue Fowler, Susann Kaltwasser, Chesta Bauer, and Mary Sarabia. Susann mentioned that others can join the board during the year. Susann asked for a vote of the current board to approve the roster of proposed board members. All votes were aye.

**ELNA goals for 2019-2020:** The current goals for the ELNA are: (1) participate in local community events (the fall community organization event at Swegle Elementary); (2) increase board membership; and, (3) more social media interaction. Susann mentioned that ELNA now has a Facebook page. Community events and other information will be featured on the site; there will be no political commentary. There was discussion about rolling over these goals to 2019-2020. Susann moved and Sue seconded a motion to adopt these goals for the 2019-2020 year. The motion was approved by all.

**Review of ELNA By-laws:** Last year Susann & Sue reviewed the by-laws. The whole board needs to review the by-laws this year because it's been three years since this has been done by the whole board. The by-laws can be accessed at: <http://www.elnaneighbors.org/bylaws>. We should be looking for things we're not doing or should be doing. The changes should be finalized at the April meeting and approved at the annual meeting in June.

### **Committee Reports:**

#### **Land Use:**

- The East Park Estates (Pictsweet) - update: The applicant asked for an extension and the city approved a 30 day extension. There was a concern about 27 of the 30 white oaks that were proposed to be cut down. The applicant may have to redraw the plan in order to keep them. Therefore, no special meeting in August will be needed.
- Honeystix - zone change: There will be a hearing at the Salem Planning Commission meeting on August 20 regarding the zone change for the Honeystix property on 45th Avenue NE. It is proposed to change the zone from agricultural/residential to industrial commercial because the property is no longer used as a residence and has a business at the location. Glenn Peters, the owner of Honeystix, wants to keep the current zone designation but the city wants the proposed change. Glenn was concerned that if the business is removed from the property, it will be occupied by a commercial use that will not be compatible with the residential area around it. Also there are wetlands and a pond on the property. The business has worked with the neighbors and has a good relationship. There are maintenance requirements to keep the creek up to standards. Glenn said he would donate towards this upkeep. The goal is not to remove all the vegetation and to have a habitat that is compatible for animals. Susann motioned and Sue seconded a motion to specify that there be an agreement between the property owner and the neighbors to maintain the quality of the area. The motion was approved by all. Glenn and his attorney, Nathan Riemersma, have proposed that the zone change should specify that if the Honeystix business is removed from the property that no other manufacturing uses be allowed and that only single family or multi-family use be allowed in accordance with the nature of the surrounding residential area. This proposal was included in the Planning Commission staff report on the zone change request. Susann proposed that ELNA support the zone change to industrial/commercial with the caveat that the property be used only for residential purposes if the Honeystix operation vacates the property. There was discussion that if the business is no longer there and the zone reverts to single/multi-family use that it may be bought by a developer for a RM-2 multi-family designation which would allow 12 to 28 units/acre on the approximately 3.5 acre property. Glenn indicated that he has no plans to move his business.

- 4696 Center Street NE - Zone Change: This property is being proposed for annexation to the city. The applicant, Creations Northwest, is requesting the annexation and a zone change for the entire site to RM-II (Multiple Family Residential). This proposal does not need voter approval, therefore, the staff report is recommending approval of the proposal with the requested zone change. This approval does not include a site plan approval because the developers will have to submit their plans for the site after the annexation and zone change have been approved by the Planning Commission and the Salem City Council. There was discussion of what the impact of a multi-family development would be on the surrounding area. The feeling was that the RM-II would allow too high a density for the area and would cause traffic and safety issues, crowd schools, and not be compatible with the surrounding area. Susann motioned and Sue seconded a motion that ELNA oppose the zone change as it is and express the following concerns: there are possible wetlands on the site; ELNA had short notice to solicit comments; the development is too close to the East Park Estates development; traffic and safety concerns; too high density, and school crowding. The motion passed. If requested at the Planning Commission meeting, it could leave the issue open for 1 week for written comments.

**Transportation:** The Cherriots extended bus services for Saturday and evenings will begin in September.

**Traffic:** City staff will be coming to an ELNA meeting to discuss traffic issues and street lights.

**Parks:** Susann suggested that we apply to the Parks Foundation for a park bench in Royal Oaks park. The bench will cost about \$500 and ELNA will be responsible for 1/4 of the cost. We would need to raise \$125 if volunteer hours don't count. The Board was in favor of pursuing this.

**Neighborhood Concerns:** The concerns about the residence at 4545 Swallow Court NE were brought up again. There was a question asked about how many calls have been made to the police about the conditions at this property. There was a discussion of calling code enforcement because it is unlawful for more than 5 unrelated people to reside in a house. Lori also mentioned that she believes that feces are being buried in the backyard. The house should be formally declared to be a nuisance house in a letter to the Chief of Police. Chris Hoy said that he would be meeting with the Chief and would discuss the situation with him.

There was a fire at Swegle Elementary in the covered area. The weeds on the Swegle campus need to be controlled.

**Agenda Items for next meeting:**

- Street presentation
- East Salem Community Center development of property behind the center - southeast corner. We discussed having our meetings there but they are not open to allow free access.

The meeting was adjourned at 9:15 pm.