

AGENDA ITEM

#1 Introductions

BOARD MEMBERS:	PRESENT - P	ABSENT - A	EXCUSED - E		
CHRISTOPHER BECHTEL	E	CHRISTOPHER HACKETT	P	SAM SKILLERN	P
JEANNE BOATWRIGHT	P	LOLA HACKETT	P	AARON TERPENING	A
ERIC BRADFIELD	P	TINA HANSEN	P	PAUL TIGAN	P
SADIE CARNEY	E	CYNTHIA KAVANAGH	P		
TIM FRANCE	A	RAY QUISENBERRY	P		

Others present: Dan Dorn, Mescheal Hyman, Mark DeCoursey, Lanikir Schman, Mary Anne Spradlin, Nick Maselli, Eunice Kim, Brook Edmonds, Cara Kaser, and Laura Dorn.

#2 Councilor Update

Cara reported that the City is closing some parts of some downtown streets to allow restaurants to expand seating. Currently, State, High, and Court streets are being used and the response has been pretty good. There have been music performances to make it more of a fun atmosphere. The closures are proposed to run through September.

City Council meetings are still being held on Zoom. There is a public comment sign-up sheet available ahead of the meeting. Those signing up will receive an email and get the URL for the meeting.

Limited services have been reopened at City Hall, including the Permit Application Center (PAC) and the Parks and Recreation office so that park reservations can be made for groups of less than 50 attendees. Face masks are required in City Hall.

The City Council meeting on Monday, the 13th actions included: 1) A motion to consider renaming Center Street, Martin Luther King Street. Council asked staff to study the impacts involved in such a change. Salem has nothing that recognizes the civil rights movement. We have had a long time to reflect on the contributions that King made to our country. 2) The first reading of an amendment to the Flood Plain Overlay Zone. This might impact some properties in the Grant Neighborhood. It will improve the City’s rating from to a Class 4 to a Class 5. The requirements will be required with new development or with improvements valued at 50%, or greater of the property value. 3) The received a staff report on what a performance audit of the Police Department would look like. That report is available on line. Cara is not sure what action Council will take.

#3 Multi-Family Code and Parking Issues

Paul addressed the affect the Salem Keizer Transit District’s Core Transit Network is having on Grant. It has shaped the 905-925 Cottage Street proposal and the recent one at 1795 Fairgrounds Road by eliminating parking requirements for multi-unit residential development. He put a map up on the screen that shows the dedicated transit lines through the neighborhood located on Capitol, Summer, Broadway and Market streets. The map was shaded in the area that is a 1/4 –mile, or more, away from one of the transit lines. The only area in Grant Neighborhood that was shaded is the west side of Front Street and to the Willamette River. The combination of increased density with the elimination of off-street parking is definitely going to affect Grant neighborhood and exacerbate the already existing parking problems. It will lower the quality of life for those who are forced into apartment living. People cannot always choose where they live and what they can afford to pay for housing. This can become an equity issue where those with a higher income, who can afford to pay extra to have dedicated parking, get it, while those who can’t afford that cost, do without. The push to force people to use public transit is a bit of a chicken and egg dilemma. Which comes first? Pushing the population to use transit, even when it is not frequent enough or offered for later hours and weekends to make it truly useful and reliable; or, provide that type of advanced scheduling and service when the ridership is not available? An additional concern is that the core transit network relationship to parking requirements for new development incentivizes

redevelopment of already developed property purely in the name of profit. Paul moved that ***“The Grant Neighborhood Association provide a letter to the Salem City Council asking the Council to request an impact analysis from City Staff. The analysis needs to address the affect that the adopted policy of not requiring off street parking for new development within a ¼-mile of any Salem Keizer Transit District Core Transit Network Route will have on the inner-city Salem neighborhoods, and particularly the Grant Neighborhood.”*** Cynthia seconded the motion. The vote was 9 in favor, 0 opposed.

#4 Our Salem Code Updates

Eunice Kim was in attendance present an overview of the program, dubbed “Our Salem” which addresses updating the City’s Comprehensive Plan. The plan deals with all aspects of life in the city; environment, transportation, development, housing, parks, etc. It encompasses the land uses within the City Limits and extends to the Urban Growth Boundary. The public is being asked for input on various scenarios: the location of future growth and what that growth should feature in any given area; input of likes and dislikes for different ideas that are being proposed; mixed use development for transportation corridors, i.e. State Street, Center Street, S. Liberty Street, and Edgewater Street; Neighborhood hubs – where would they be, what services or activities would be included, what would they look like for size, design, and location. The Our Salem Survey is available online for residents to check out and add votes and ideas. In mid-September, the collected information will go to City Council. A neighbor commented that the comp plan work is interacting with the Climate Action Plan group. Folks wondered when the Neighborhood Plan comes into play and were told that neighborhood plan items that are important should be brought to the comp plan discussion.

#5 905-925 Cottage Street NE Zone Change Update

Paul reported that, prior to the deadline, the subcommittee provided a complete packet addressing the neighborhood’s opposition to the rezone request. Money from the CDBG grant program was going to fund the project. Paul testified at that meeting before City Council and submitted Grant’s letter; providing an early warning about what was coming in the near future. The Council voted 6-1 to not fund the project as it is currently proposed. Only a few organizations are able to get these funds, so they are likely to eventually get the money. We have been told that they will be reapplying for a different zone change; this time for Residential High-Rise (RH). With this zone, there is no maximum unit density, which is usually based on the site acreage. By comparison, in the RM2 zone, the density is a maximum of 28 units per acre. That would result in the combination of these two lots being limited to 9 units. If using the existing structures remains, the density will likely be affected by “life safety” issues; that is, being able to get safely out in case of a fire. Comments and conversation continued on a variety of ideas. There might be support for an RM zone but not necessarily for a development that just crams in bodies. Many were concerned that RH would result in demolition of the historic buildings and that we have to consider any eventualities: Will the church be knocked down? It might be. Will a 5-story apartment building be built? It could be. The no parking requirement remains the same as in our previous discussions. Can they make RM2 work? A proposal was floated to focus on encouraging RM2, but we need to thoroughly check out what all the uses are that are allowed in this zone. A straw poll was taken of those in attendance. The results were 0 in support of RH, 9± in support of RM2 and 5± in support of RM1. *(This was not a vote on a motion)*. Finally, a neighbor asked if the applicant has gotten their Engineering Study of the structure, and felt that, if they have not, they sincerity in saving the church building is questionable.

#6 Grant Community School Site Plan Review

Sam reported that we have two appeal deadlines looming for land use issues that the City has approved. The first concerns the removal of the street trees along Cottage Street, which must be filed by July 16th. The second is for the Site Plan Review for the installation of the bus loading zone on Cottage Street which must be filed by July 13th. The neighborhood and the District have met and the District is

working the costs and feasibility of alternate plans. That process needs to continue and is, understandably, slowed by the need for the District to work on school planning for this unusual fall. There is a big question about whether the population of students this will serve will even be attending Grant this school year. The neighborhood will need to glean through the decision and determine where we feel they got it wrong. One neighbor asked if the District would share the process they used to evaluate where these students would be sent and how Grant was selected. 1 bus currently brings students to Grant. This program would add 4-6 additional buses, which are smaller in size. In order to evaluate some of the options we are proposing, the District should provide the bus length and wheel base for these smaller buses.

#7 New Salem-Keizer Tennis Courts on D Street CU-SPR-ADJ-DAP20-04

The City has approved the District's request to site the North Salem High School tennis courts and additional parking on the open field on the north side of D Street, west of the railroad tracks. There were concerns expressed to the City from neighbors on E Street. There will probably be little impact on E Street since there is no ingress or egress on that side of the property.

#8 Board Member Reports

Lola, CERT – The first on-line CERT training course has finished and it was the hardest thing they have ever done. It is very difficult to explain and teach some of the skills without being hands-on. It may be quite some time before in-person classes resume. Grant-Highland will have a radio exercise for their August meeting on the 15th.

Eric reported on a notice he received from the Public Works Dept. regarding sanitary sewer replacement work in Liberty Street, between Hickory Street and Norway Street. The work will take place between July 15th and September 30th. Folks should be aware that there may be traffic delays.

#9 Other Business

Dan and Laura Dorn were present to revisit their 4-plex townhouse project on the southeast corner of 4th and Gaines streets. The dilapidated house will be removed. There will be 2 driveways, each shared by 2 units. The driveways will cause the loss of 2 or 3 parking spaces on the street but, between the garages and a parking lot along the alley, 8 spaces will be provided. They had two arborists evaluate the existing street trees. One said they all need to come down. The second said that two of the trees on 4th could be saved. They will be saving those trees and planting 3 new ones on Gaines. Once their application to the City has been deemed accepted, they will back to the neighborhood to provide any more information and answer any questions. A neighbor asked if was any salvageable materials in, or on, the existing building. Dan said that he wants to salvage the corbels to the new building if they can be successfully removed. Dan was asked about breaking up the flat, plain wall space. He said the Laura is working on doing that. He said that they have met with all of the neighbors and had all positive remarks from them. A neighbor complimented the Dorn's on proposing a development that is in line with the North Downtown Development Plan and that will bring increased density that will help support the businesses that have located in the area under the same plan.

Meeting adjourned at 8:25 pm

Respectfully submitted by: Jeanne Boatwright