

AGENDA ITEM

#1 Introductions

BOARD MEMBERS:	PRESENT - <i>P</i>	ABSENT - <i>A</i>	EXCUSED - <i>E</i>		
JEANNE BOATWRIGHT	<i>P</i>	TINA HANSEN	<i>P</i>	SAM SKILLERN	<i>P</i>
MARK DECOURSEY	<i>P</i>	CYNTHIA KAVANAGH	<i>P</i>	AARON TERPENING	<i>P</i>
TIM FRANCE	<i>P</i>	ELLIOTT LAPINEL	<i>P</i>	PAUL TIGAN	<i>P</i>
CHRISTOPHER HACKETT	<i>E</i>	NICK MASELLI	<i>P</i>		
LOLA HACKETT	<i>E</i>	SUSAN NAPACK	<i>P</i>		

Others present: Jess Tetreault, Virginia Stapleton, Teresa Joslin, J. Keniston, Carol DeCoursey, Ash Dalen, and Carolin VanOrdin.

Paul moved that ***“We approve the November minutes with corrections.”*** Lola seconded the motion. Vote was 12 in favor, 0 opposed, 0 abstained.

Correction:

#7 Salem for Refugees

CORRECT: That has been going on in **Protland** where old **building** are routinely razed to make way for townhouses.

TO READ: That has been going on in **Portland** where old **buildings** are routinely razed to make way for townhouses.

#2 Great Story from Grant

- Sam reported that the North Salem High School football team won their first game in the playoffs. They lost their next to the eventual state champions – Silverton – by the closest score the champions had in their playoff run.
- Paul told us that, after the Grant School construction on the west side of the school was finished, it was repainted. With that and all the dust cleaned up it looks nice and fresh.
- Sam said that he would like the School District to put a “Grant School” sign up on the Cottage Street side like the one on the front of the school.
- Aaron reported that the Parrish boys’ basketball team will be playing in their first tournament this weekend.

#3 Neighbor Concerns

- Teresa reported an update on the house at 1290 Summer Street – no one has moved in yet.

#4 Officer Report

Salem Police Officer Sgt. J. Keniston was in attendance. He said there is nothing pressing in our neighborhood.

- The 35th Annual Toy Drive has started. Gifts for kids 14 and older are really needed and often overlooked. Items can be dropped off at the police department, Cycle Country, and other spots around town.
- The department is aware of the thefts that the various delivery services are experiencing after they drop off packages at homes. FedEx and UPS offer tracking services that recipients should take advantage of.
- The USPS has fleet vehicles delivering mail until late at night.
- Susan commented that thieves are following delivery trucks and getting packages within seconds. Sgt. Keniston replied that they have seen that trend and an undercover unit has been tasked to address it.

- 'Tis the season to really be aware of either hiding them or removing all valuables from your car.
- As temperatures fall, do not leave your car running unattended. Even with a start fob, thieves can break a window and drive off without the fob in proximity.
- Virginia mentioned the loss of life in a house fire in West Salem last month. She reminded folks that the fire department has smoke detectors available for those who cannot afford them.

#5 Councilor Report

Virginia reported that:

- Proposed Option 3 for the new Ward boundaries was approved by Council. She is still Grant's representative. The changes divided up the downtown area so that it is now represented by 2 Councilors.
- Meetings on the proposed bond measure for next November's ballot are beginning. The funds will go towards such items as fire apparatus and stations, seismic upgrades of city facilities, infrastructure upkeep and maintenance, maybe sidewalks, etc. Virginia is on the subcommittee. A neighbor asked how many stations might be added to the system - possibly two. More information will be forthcoming on the repairs needed to existing stations. There is also the potential for developing more parks, especially on lands already committed but not yet developed. Community outreach will be made on all of these potential projects.
- Upcoming Council meeting topics:
 - Dec. 6th - Our Salem code update and Climate Change report and information
 - Dec. 13th - Solid waste collection rates
 - Jan. 5th - Budget Committee review
- Dec. 10th - Tree lighting at Riverfront Park
- Dec. 11th - Last leaf haul
- The library is now fully reopened.
- The schedule for street sweeping is now available at the city's website so you can see what day they are scheduled for your street.
- A neighbor asked about progress on the emergency preparedness for apartment building dwellers. Virginia said she met with the city manager. This issue will require changes to statewide standards. It will be a lengthy process. She may have additional information in January.
- A neighbor asked about responsibility for the public sidewalk in front of one's house. Virginia said it is the city's responsibility, right now, to fix them if they are in disrepair. However, once they are fixed, the obligation to maintain them transfers to the property owner. If a tree in the public right-of-way is causing the damage, the city arborist will cut back the roots, assess the health of the tree, and authorize removal if it cannot survive.
- A neighbor asked if City Council meetings will continue to be held via Zoom - yes.
- Aaron commented that \$14 million would be needed to fund two fire stations. Also, Salem attempts to keep their taxing rate level. So, when bonds are retired, they take the opportunity to open new ones to keep up with development and other needs.
- Information on the bond issue will be presented at a future GNA meeting.

#6 Our Salem - Review of Draft

Paul said that, next week, City Council will be accepting the draft of this project. It will then will be the subject of hearings before moving towards adoption. It is a very expansive project that has been in process for 3-years. The plan includes goals and policies which are required by State law and must show compliance with the 19 Statewide land use planning goals. Subplans include: greenways; climate actions; park system; transportation; urban services; public facilities; the urban growth boundary, etc. It must be responsive to addressing the everchanging problems and issues that the City faces and include all the "should" and "shall" language for any given role - housing, climate, etc. Rather than going through the entire 109-page document, he chose to focus on its affects on the Grant Neighborhood. The NA will use the language in the Comp Plan to support or oppose land use

applications. He brought up the maps included in the plan. All land has a given designation. The broad comp plan map shows 19 area designations. The zone map shows 36 different zones. The comp plan map extends to the Urban Growth Boundary (UGB), while the zone map only includes the area within the City Limits. The revised zoning maps show how the zoning is being changed. This points to how the land will be allowed to be used.

There are competing pressures to determine the final plan. It has to address the fact that we need to make an educated guess about population growth and how to accommodate that within the UGB. It is estimated that Salem could grow by 60,000 more residents between 2015 and 2035, according to the Housing Needs Analysis (HNA). That will require 24,000 more housing units and 206.25 acres of multi-family zoned land. Growth is not a result of just in-migration. It is also a consequence of residents staying, and growing their families here.

The Climate Action Plan (CAP) uses the same years as the HNA for its analysis. While the population goes up by 60,000, the CAP strives to cut emissions by half. 53% of greenhouse gases come from transportation.

Most of the changes in the Grant Neighborhood are to mixed-use designations. From the Broadway area and to the west, the plan matches the North Downtown Plan already in place. The Comp Plan and zoning do not force homeowners to change their use. The commercial use is placed along transportation corridors and around shopping centers. Mixed-use is a combination of commercial and medium-high density housing orientated towards walking and bicycle use.

Currently Fairgrounds Road has 5 different zones along it – a “pig’s breakfast.” The response is to provide one flexible zone – Mixed-Use II. It will have a 55-foot height limit with compatible uses in multi-storied buildings that will help meet density requirements by going vertical – not by spreading. The minimum density will be 12-units per acre; single use parking lots will not be allowed; and, parking will not be required.

Under the Climate Action Plan, all of Grant, except the small area west of Front Street, will not be required to provide parking due to the presence of the “Core Network” of bus routes that crisscross the neighborhood. In the areas affected by the Core Network, the minimum density increases to 15 units/acre for zones MU-I, MU-II, and RM-II. Parking requirements are eliminated in mixed-use development in mixed-use zones.

The House bill passed at the State Legislature allows duplexes, tri-plexes, quad-plexes, and cottage clusters (aka middle housing) to be constructed in any zone that allows single family housing.

Paul said that his discussion did not include the whole picture, which is very complicated. He feels that the long-term planners did a very good job. GNA will get more pedestrians and bikes.

One last comment. Unfortunately, we have a lot of “drive through” traffic going north on our local streets. These are folks who do not live in the neighborhood, but use the residential streets to avoid traffic on the collector streets. The lack of stop signs allows them to race through from D Street to Market Street. This is something we may want to address.

Neighbors made the following comments/observations/discussion points:

- The increased density will mark the destruction of Grant and its single-family legacy.
- It will change – maybe not destroy – but it will change.
- Perhaps it will have the opposite effect. Development may not be able to meet the density requirement and will not buy the property.
- We should reconsider having “Preserve single family housing” as one of our long-term goals.
- How do we envision these changes to enhance Grant?
- We already have quite a few multi-housing units: above garages, in cottage clusters, duplexes, triplexes and multiplexes.
- Why fool ourselves by believing that money won’t drive the changes and tear down old housing in our neighborhood?
- How would taking down a house equal loss of integrity?
- Don’t tear down old houses. Convert them to multi-family.
- Isn’t this core transit network only affecting the north neighborhoods to any great extent?

- Northeast neighborhoods have had to bear the brunt. Our transit system does not support the goal we want to see.
- It is not going to affect large south and west properties and neighborhoods.

#7 Board Member Reports

- CERT – No report.
- Communications/Outreach – Susan spoke about the GNA support for the Street Art Project that was presented last month. She would like us to co-sponsor it. Lola asked what the definition of “sponsor” would be. Is it financial, and if so, what would it entail? Susan said it would initially be to help with marketing and communication. Financial needs and any potential involvement with that are yet to be determined at this early stage. Susan moved that ***“GNA designate Susan as the neighborhood’s liaison to the Street Art Project.”*** Tim seconded the motion. Vote was 11 in favor and 1 opposed.
- Land Use Updates – Paul’s information consisted of the Our Salem presentation in #6, above.
- North Neighborhoods CPT (aka N²) – Sam did not provide a report.

#8 Other Business

None brought forward.

Meeting adjourned at 8:22 pm

Respectfully submitted by: Jeanne Boatwright