

October 6, 2021

NESCA Meeting Minutes – Email meeting September 27 – 28, 2021

RE: Land Use Case No. CU21-04 for 3323 Market Street NE

The above-mentioned case information was provided to NESCA on September 27, 2021, by Zachery Cardoso (Administrative Analyst for the City of Salem Community Development Department). The case would allow the conditional use permit for the listed property to sell vehicles from this site.

Via email conversations from September 27 – September 28 all responding NESCA members expressed disagreement with this proposal. A motion was made to send information to Zachery Cardoso that NESCA is not in favor of this action. A second to the motion was received.

All members provided their vote via email, as allowed under NESCA's bylaws. All voted in favor of providing a letter that stated NESCA's disagreement with this proposed conditional use permit.

A letter was prepared by Land Use Chair, Ian Johnson, and mailed to Brandon Pike, City of Salem, on October 5 letting him know of our objection to this conditional use permit of the property. Following is text of the letter to Mr. Pike:

- “The Board of the North East Salem Community Association discussed the project referenced above and voted by email on September 28, 2021, to oppose the conditional use permit to sell vehicles at 3323 Market Street NE. The action is allowed under NESCA's bylaws and is recorded in meeting minutes to be submitted to the City.
- The NESCA Board objects to the conditional use permit because the proposed use will create additional traffic in an already congested area close to the freeway where there are already dangerous conditions. Access to the property is through the Red Lion Hotel* parking lot, potentially negatively impacting that business's ability to operate considering the potential increase in traffic across the parking lot and interference with pedestrian traffic moving in and out of the hotel. The Board also believes that this business would not add any economic or functional value to the neighborhood in consideration that there are already several car lots in this area. NESCA asks that the planning commission deny the conditional use permit.”

Minutes of the email meeting compiled by Teri Lupoli, NESCA Secretary/Treasurer

*Note that the hotel name listed is the former name of the property. It is currently being operated as the Holiday Inn.

Attending: Mike Beringer, Marilyn Moritz, Teri Lupoli, Lynn Cardiff, Eli Brody, Gary Pullman, Ian Johnson