



July 11, 2018 - SCAN Monthly Meeting  
Gaiety Hollow

Board Members Present: Jon Christenson, Carel De Winkel, Victor Dodier, Lea Hinchcliff, Bill Holstrom, Donna Irizary, Jesse Irizary, Kathleen Moynihan, John Prohodsky, Ron Rubel, Jim Scheppke, Roz Shirack, Carol Snyder, Lorrie Walker (14). *See Exhibit A - Attendance Roster*

The meeting was called to order at 6:32 pm by Vice-President Lorrie Walker with a quorum of 14 board members present at commencement.

### **1. Introductions**

Everyone present introduced themselves including Board members, neighbors and guests.

### **2. Adoption of Minutes**

Motion by Carol Snyder with second to approve minutes from the June 12, 2018 meeting. Minutes approved.

### **3. City and Council Reports:**

- A. Councilor Sally Cook reported on the City water crisis. She thinks the outcome has been good and she is appreciative of City staff. She thought Bush Park was a good site for water distribution. Senator Peter Courtney is hosting a forum at the Salem Public Library at 6 pm on July 25th to discuss the water problem. The City received a \$250,000 renewable energy grant for the Willow Lake Water Treatment Facility. The Council's Sustainable Services Committee is working on priority based budgeting. CCTV is interested in leasing the City's 575 Trade Street space. She is encouraging applications for Safe Routes to Schools funding from the State.
- B. Councilor Tom Andersen reported on his visit to Geren Island to see what City has done to address the water crisis. He thinks the immediate problem has been solved and the City staff has learned the importance of better communications. He just came from the meeting of the Citizens Advisory Traffic Commission where they voted 5-0 to approve the plan for 3-hour parking on the east side of Church Street in Gaiety Hill. At the last Council meeting he introduced a resolution against the Trump administration's Zero Tolerance Policy. The Council voted 6-1 to approve his resolution. He hand delivered a copy to the Governor's Office and the Attorney General. The Council will deliberate on the State Street Corridor Plan at a special meeting on July 16th.

### **4. Announcements & Neighborhood Concerns:**

- A. Mary Anne Spradlin expressed the concern of Gaiety Hill neighbors about the proposal for a short term rental property at 725 High Street. She and her neighbors are strongly opposed to

having the City grant a conditional use permit to the owners of the property. They believe it is not appropriate in an Historic District and on a busy street.

- B. Tom McMullen expressed concern about traffic on High Street. He is noticing an increase in truck traffic. The City may need to look at ways to divert traffic onto more appropriate arterial roads.
- C. There was more discussion of the issue of a conditional use permit for a short term rental property at 725 High Street. Ellen Stevens expressed her concerns. Chair Lorrie Walker explained what SCAN planned to do next. Mary Anne Spradlin expressed concerns about the comments made to the City by the Land Use and Transportation Committee. Committee Chair Roz Shirak explained that those comments were preliminary and her committee is meeting again on July 19th to continue to work on the issue. She has received many comments from neighbors. SCAN will submit final comments prior to the administrative hearing on July 26th.

### **5. Overview of the Lord and Schryver Conservancy:**

Bobbie Dolp gave a presentation on the origins and the work of the Conservancy. Gaiety Hollow was the home of Elizabeth Lord and Edith Schryver who were renowned landscape architects in the last century. The garden behind the home was their personal garden and a demonstration garden for clients. The property was purchased by the Conservancy in 2015 with strong community support. Since then a major project has been the restoration of the garden. They have recently been able to hire a full-time garden manager/curator. There is a large group of volunteers who maintain the garden. They are working on the Lord and Schryver archives and have commissioned a book. They are starting to develop more programs and workshops. They are happy to rent space for meetings and events.

### **6. Restricted Parking Request:**

Gail Steck, 400 Miller Street SE, requested support from SCAN for a restricted parking zone on her block. The businesses at the west end of the street do not have enough parking. As a result people are parking all day long in front of the houses on the east end of the street, leaving no parking for family and friends and contractors. Jim Scheppke moved SCAN's approval of the restricted parking zone. The Board approved the motion unanimously. There was then some discussion of the new methadone clinic nearby. There have been noise and other problems but they believe the owner of the business is attempting to monitor behavior and address the problems.

### **7. Clean Streams and Clear Choices Initiative:**

Stacy Nelson with the City's Outreach and Social Marketing unit described the Initiative. Pringle Creek and Clark Creek are in SCAN and the City's goal is to keep them clean. The City has 14,000 storm drains and 90 miles of streams. Runoff is the #1 pollution problem. They are waging several campaigns to keep pollution out of streams. The Capital Canine Club has 500 members who have pledged to pick up pet waste and dispose of it properly. They continue to use volunteers to put informative curb markers next to storm drains. They encourage environmentally friendly car cleaning. Watershed protection and preservation grants are available and they have a youth environmental education program. They have

made 500 presentations to 15,000 youth. They are encouraging residential rain gardens, rain barrels and pervious pavers.

#### **8. Discussion of State Street Study Resolution:**

Jim Scheppke presented a resolution in support of the State Street Corridor Plan that the City Council will consider at a special meeting on July 16th. He moved adoption of the resolution. The Board discussed the resolution. After discussion the resolution was approved by a vote of 13 to 1. *Copy of Resolution attached as Exhibit C.*

#### **9. Committee Reports:**

- A. Land Use & Transportation (contact Chair Roz Shirack with questions)
  - a. Summary of current issues before Committee in *Exhibit B - Land Use & Transportation Committee Report*
  - b. Shirack reported on Citizens Advisory Traffic Commission hearing today. She thanked Salem Health for making the request for 3-hour parking on the east side of Church Street in Gaiety Hill. Denyc Boles from Salem Health explained their thinking on the matter. Shirack then made further explanations about her Committee's actions on the issue of the short term rental proposal at 725 High St. After the Committee's next meeting on July 19th the SCAN Board will receive the Committee's recommendation by email and she will ask for an email vote.
  
- B. Historic Preservation, Parks & Gardens (contact Co-Chair Jon Christenson w/ questions)
  - a. Christenson reported that the Board will soon hear from him about the Mission Street Parks Conservancy and some additional historic preservation issues.

#### **10. Selection of SCAN Officers and Committees for 2018-19:**

After discussion Jim Scheppke moved that the Board appoint Jeff Schumacher as President of SCAN in 2018-19 and Lorrie Walker Vice-President. The motion was approved with one abstention. A motion was made to appoint Jim Scheppke as Secretary in 2018-19. The motion was approved unanimously. Discussion of committees was deferred until the September meeting.

#### **11. Adjourn and Clean Up:**

There being no additional business, the meeting was adjourned by the SCAN Vice-President at 8:34 pm.

Submitted by Jim Scheppke, SCAN Secretary

SCAN July 11, 2018

<u>Member Board</u>	<u>Sign-in Name</u>	<u>Contact Info</u>
Y	Roz Shirack	on file
	Mary Anne Spradlin	on file
	Stacey Nelson	City of Salem
Y	Doree Snyder	on file
Y	Jesse Trizary	on file
Y	ROGER HEUSSER	ON FILE
Y	John Prohadsky	on file
Y	Ron Ruba	"
Y	Donna Frizary	on file
Y	Carel DeWinkel	"
	Bonnie Peter	on file
	The Rev'd C. K. & Mrs. Alade	ditto
	Leahleen Mynster	on file
	Susan Mullen	
	Lea Hinchcliff	" "
	Tom McMullen	
	Berri + Brian Leslie	berrilesie@gmail.com
	Joyce Judy	pacajoyce@sbccglobal.net
	LEONARD + LINDA KELLY	LEONARD.KELLY@GMAIL.COM
	Phyllis Jack Foust	pfoust@gmail.com
	Jacque Healey	jacquehealey@gmail.com
	Pat Deminna	patdex@comcast.net
	Denyc Bokes	denyc.bokes@salemhealth.org
	ROBIN OCSSEN	R602020@OUTLOOK.COM
Y	Bill HURMSTROM	



Victor Dacia on file

Jim Scheppe "

Tom Andersen

Sally Cook

JON CHRISTENSON "

## **SCAN Land Use and Transportation Committee Report July 11, 2018**

The Land Use and Transportation Committee did not meet in June.

### **CATC Hearing July 11 for 3-hour parking limit on 600-700 Church St. SE**

CATC will hold a hearing on the hospital's request for a 3-hour parking limit on the east side of Church St. in the 600-700 blocks of Church St. SE. SCAN supported the hospital's request at its March 8, 2017, meeting.

### **Short-term Rental of 725 High St. SE**

The Committee provided comments to staff on a request to allow an existing single-family dwelling at 725 High St. SE to be used as a short-term rental. The Committee opposed the request because it did not meet the required approval criteria (see attached). Short-term rental of a house that is not owner-occupied requires a conditional use permit and hearing. The hearing will be July 25.

The next meeting of the Committee is Thursday, July 19.

Submitted by Roz Shirack, Chair

Attachment:

Land Use & Transportation Committee  
South Central Association of Neighbors (SCAN)

7/6/2018

Comments on Conditional Use for Short Term Rental at 725 High St. SE, CU-ADJ18-07

The applicant has not met approval criteria **(3) The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.**

The short-term rental use is a commercial use in a single-family zone because the house is not also owner-occupied. This detracts from the residential nature of the neighborhood and livability for the surrounding residents. Renters will come and go in quick succession without any involvement in the residential community. This detracts from the residential nature of the neighborhood and the livability for surrounding residents.

The application does not meet approval criteria (2), unless the following conditions are imposed:

1. Off street parking in the existing driveway is limited to a maximum of two vehicles at any one time.
2. No multiple books are allowed.
3. No events are allowed.
4. Rental is limited to a maximum of six people, including children, at any one time.
5. The owner shall provide surrounding property owners the contact information of the current property manager and update the information as needed.

If the application is approved with the above conditions, then the Committee supports the adjustment request to allow the driveway to serve as the required off street parking, even though it is in the right of way.

The Committee wants to correct the applicant's statement that Jeff Schumacher, President of SCAN, welcomed the proposed use and had "no concerns for the neighborhood impact." This is not correct. Jeff had a phone conversation with Stuart Kirchick on March 2 and there is no written transcript. Jeff says he did not discuss any concerns he did or did not have about the impact of a short-term rental on the neighborhood.

The SCAN Board remains opposed to the short-term rental of housing that is not also occupied by the owner or long-term renter of the house.

Thank you,

Roz Shirack, Chair  
SCAN Land Use & Transportation Committee

## Ex. C - Resolution Supporting State Street Corridor Plan



### Resolution on the State Street Corridor Plan

#### South Central Association of Neighbors

July 11, 2018

Whereas, in 2015 the NEN-SESNA Neighborhood Plan included a goal to “revitalize State Street as a vibrant, mixed-use corridor that encourages pedestrian activity, is safe and attractive, creates a distinctive sense of place, and serves as an asset to surrounding neighborhoods;” and,

Whereas, the City of Salem applied for and received grant funds from the Oregon Department of Transportation and Department of Land Conservation and Development Transportation and Growth Management Program to develop a corridor plan for State Street between 12th and 25<sup>th</sup> streets; and,

Whereas, the State Street Corridor Plan was completed in October of 2017 with the participation of a 21-member Project Steering Committee, including Mayor Chuck Bennett and Councilor Tom Andersen; and,

Whereas, the resulting State Street Corridor Plan is a coordinated land use and transportation plan that includes proposed zone changes and land use regulations to encourage pedestrian friendly, mixed-use development or redevelopment, and a new street design cross section to support the land use and zoning changes and accommodate facilities and amenities to make pedestrians and bicyclists feel welcome and comfortable; and,

Whereas, the State Street Corridor Plan can serve as a model for similar efforts to revitalize other streets in South Central Salem and elsewhere in Salem;

Therefore be it resolved, that the Board of the South Central Association of Neighbors at their meeting on July 11, 2018, endorses the State Street Corridor Plan and urges its adoption by the Salem City Council.

Jeff Schumacher, President

South Central Association of Neighbors