



February 13, 2019 - SCAN Monthly Meeting
South Salem High School – lower commons

Board Members Present: Victor Dodier, Lea Hinchcliff, Bill Holstrom, Donna Irizary, Jesse Irizary, John Prohodsky, Ron Rubel, Jeff Schumacher, Roz Shirack, Brian Sund, Lorrie Walker, (11). *See Exhibit A - Attendance Roster*

The meeting was called to order at 6:30 pm by President Schumacher with a quorum of 11 board members present at commencement.

1. Introductions

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

2. Adoption of Minutes

Roz Shirack made a motion to approve the January minutes. John Prohodsky 2nd. Unanimous board approval.

3. City and Council Reports:

A. Councilor Tom Andersen reported Chair of System Development, on Feb 25th report will go in, the bridge was defeated 6-3. There are 16 of 32 intersections with traffic congestion problems that are moving forward to alleviate congestion in Salem. Discussion regarding the methadone clinic, with SCAN neighbors, meeting at Tom Anderson's home on Feb. 18th. Brady Rogers from City of Salem, Code Compliance department, also attended. A task force of neighbors, businesses, Salem Code Compliance staff, and Salem Police (Compliance + SPD = "Problem-Oriented Policing" or POP) working on resolving issues.

B. Councilor Sally Cook reported on safe routes to parks, \$12,000 grant awarded to Salem Leadership Foundation, reaching out to South Salem Connect, working on sidewalks with the city budget. A blind man and his dog were involved in a hit & run.

4. Announcements & Neighborhood Concerns:

A. Lorrie Walker gave information regarding volunteers for the warming center.

B. Brian Sund informed attendees of South HS boys and girls basketball currently at the top. Brian will be participating in the Special Olympics Polar Plunge.

C. Jim Douglas is interested in information regarding a path through Pioneer Cemetery. Tom Anderson referred Jim to talk with Bonnie Heitch. Friends of Pioneer Cemetery and the head of City View Cemetery have been opposed in the past.

D. Jeff Schumacher discussed imminent domain regarding Salem-Keizer and McNary HS.

E. Discussion of SCAN funds, money from time spent by SCAN board members volunteering. Lorrie Walker made a motion to update funding for money for SCAN website. John Prohodsky 2nd. Unanimous approval.

5. A. Troy Brynelson, Local Government and Business Reporter for the Salem Reporter presented information, Larry Tokarski and Les Zaitz are owners. Les Zaitz was a writer at Oregonian and Malhuer Enterprise. Les Zaitz is a two-time Pulitzer Prize finalist for reporting. Rachel Alexander, another Salem Reporter, is active on Twitter discussing SKSD and other news coverage. Salem Reporter is helping to keep the Salem community informed.

6. 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. There will be a committee meeting next Thursday at Roz's home with discussion regarding proposed Urban development code amendments.*

b. Shirack reported she is a representative on the city budget committee.

B. Historic Preservation, Parks & Gardens (contact Co-Chair Jon Christenson w/ questions)

11. Adjourn:

There being no additional business, the meeting was adjourned by the SCAN President at 8:25 pm.

Submitted by Lorrie Walker, SCAN Vice-President

Exhibit B

SCAN Land Use and Transportation Committee Report February 13, 2019

The Land Use and Transportation Committee did not meet in January. The next meeting will be next Thursday, February 21 at 4:00 pm to discuss testimony for Planning Commission hearing on amendments to the Uniform Development Code.

Urban Development Code (UDC) Amendments

Staff has recommended amendments to the UDC. Some make policy changes; most are housekeeping. Planning Commission hearing on the code amendments is February 26. Some of the amendments appear to be improvements, such as a new requirement for an applicant to notify and provide information to the neighborhood association for certain types of development *before* the application is filed with the city; or hold an open house for neighbors for certain types of development *before* the application is filed with the city.

The Committee will draft testimony and circulate it to the full SCAN board for approval, if time allows.

For details see <https://www.cityofsalem.net/meetingdocs/ca-19-01-udc-update-proposed-amendments-summary2019-02-26.pdf>

Multifamily Housing Design

Staff is working with a consultant to revise the city's existing design standards for multifamily housing developments. Current design standards apply to all multifamily developments of 3 or more units. Staff is considering 1) creating new design standards tailored to small multifamily developments; and 2) giving more flexibility for how large multifamily developments can meet standards. This project deals only with design standards, not with rezoning land for multifamily or allowing multifamily in single family zones. Those issues will be addressed at some later time.

Staff and consultants have held several focus groups with neighborhood associations, housing developers, and non-profit housing providers to receive input. I attended the January 30 focus group for neighborhood associations. At that meeting most neighborhood representatives were united on what is important to us: good design standards are needed for quality of life and to ensure multifamily is a good neighbor if adjacent to a single family zone; height restrictions to prevent a multi-story building from looming over adjacent single family homes; adequate off street parking, ensure notice to neighborhood associations and opportunity for public hearing if a project does not meet required standards.

Draft code language will be presented at a February 27 public workshop. Nothing is available yet. Another workshop in April is planned. Recommended code amendments are due by June 30. The Committee will continue to follow this project and recommend a SCAN board position on proposed amendments after June 30.

Exhibit B

SCAN Land Use and Transportation Committee Report February 13, 2019

For details see www.cityofsalem.net/Pages/updating-multifamily-housing-design-requirements.aspx

Hillcrest Surplus Property Acquisition-Update

Council discussed the potential acquisition of the State Hillcrest surplus property at its 2019 Policy Agenda work session on January 30. Council formed a work group (under its Finance Committee) to study how to extend the Mill Creek Urban Renewal Area to encompass the Hillcrest property as a means to finance and develop that property for city use. Council has asked for further feasibility work, but has not yet decided whether or not to purchase the property. In the mean time staff will continue to work with Oregon Dept of Administrative Services (DAS).

Background: At its October 10 meeting the SCAN Board approved sending a letter to City Council asking it to reconsider the City Manager's decision to not pursue purchase of the surplus Hillcrest property. At Council's request staff prepared a report on the potential acquisition of the Hillcrest property. That report (noted above) did a summary review of the site and buildings, appraised value of each building, and recommended due diligence questions that should be addressed before moving forward.

Our Salem: Today-Update

City has held two public meetings on this project to update the Salem Comprehensive Plan: on Nov 5 and Dec 5. Based on that public input staff has identified the top 20 measurable indicators to evaluate (such as affordable housing, transportation, and energy costs; proximity of housing and jobs to parks). Consultants will now evaluate those indicators under Salem's current comprehensive plan to project a 20-yr vision of Salem. The public can then assess if that is the Salem we want or if the comprehensive plan needs to be revised in certain areas to achieve different outcomes.

For details see www.cityofsalem.net/Pages/our-salem.aspx

Submitted by Roz Shirack, Chair