



April 10, 2019 - SCAN Monthly Meeting
South Salem High School Library

Board Members Present: Jon Christenson, Victor Dodier, Delmy Edwards, Bill Holstrom, Donna Irizary, Jesse Irizary, John Prodhosky, Jim Scheppke, Jeff Schumacher, Roz Shirack, Brian Sund, Lorrie Walker, Mark Wigg (13). *See Exhibit A - Attendance Roster*

The meeting was called to order at 6:36 pm by President Schumacher with a quorum of 12 board members present at commencement.

1. Introductions

Schumacher recognized Board members and neighbors who were present at the meeting.

2. Candidate Forum — Salem-Keizer School Board

Five candidates running for three seats on the Salem-Keizer School Board in the May 21st election addressed SCAN with their qualifications and campaign platform and then took questions from Board members and neighbors. They were Raul Marquez (Zone 2), David Salinas and Satya Chandragiri (Zone 4) and Danielle Bethell and Krina Lee representing Chuck Lee (Zone 6).

3. Adoption of Minutes

Victor Dodier moved adoption of the minutes of the March 13, 2019 meeting. The minutes were approved with no abstentions.

4. Announcements & Neighborhood Concerns:

- A. Cynthia Ferguson with *Foreign Links Around the Globe* is contacting all neighborhood associations from Eugene to Portland, She works on international high school student hosting. She is looking for families that will host a student in Salem. She called attention to an information flier that interested neighbors could take home.
- B. Ellen Stevens is concerned about excessive biological growth on the Church St. Bridge. Mark Bechtel from the City of Salem has given her permission to organize clean-up work. Soft wooden implements are used. She provided a sign-up sheet for anyone who wants to help her on this project.
- C. Brian Sund suggested that Principal Christina Tracy from Howard St. Charter School be invited to talk to SCAN about their impending move. He raised the issue of refreshments at our Annual Meeting. Our reservation for Pringle Hall is still pending. A planning committee of Brian, John Prohodksy and Donna Irizary was appointed to plan refreshments. Jon Christenson will reach out to the Portland-based arborist working with the Mission Street Parks Conservancy to present a program at the annual meeting about the Oregon White Oaks in Bush's Pasture Park.

- D. Lorrie Walker reported on outcomes from the warming centers that recently operated in the city. A number of neighbors from SCAN volunteered to staff the centers and area churches participated.
- E. Jim Scheppke reported that on April 22 the Salem City Council will decide whether to resume a project at the Salem Public Library to remove thousands of books from the collection. He urged anyone concerned about this to plan to attend the Council meeting.
- F. Jon Christenson reported that the Mission Street Parks Conservancy is having a benefit plant sale this weekend at Bush's Pasture Park.

5. Committee Reports & Chair Report:

- A. Historic Preservation, Parks & Gardens (contact Co-Chair Jon Christenson w/ questions)
Summary of current issues before Committee in *Exhibit B - Historic Preservation, Parks & Gardens Committee Report*.
- B. Land Use & Transportation (contact Chair Roz Shirack with questions)
 - a. Summary of current issues before Committee in *Exhibit C - Land Use & Transportation Committee Report*
 - b. Shirack reported that there will be a public workshop on possible changes to the multi-family housing code on April 30th from 6 to 8 pm in the Anderson Room at the library. A recommendation about this will be coming to the Board from her committee. The issue will be going to the City Council this summer.
- C. President Schumacher reported that Carol Snyder and Kathleen Moynihan have resigned from the Board. He reported on SCAN funds that are currently on deposit with the City. We use Roz Shirack's hours on the Minto-Brown Park Patrol and that earns us the \$250 we are eligible for annually. He reported that the owner of the commercial building at 165 Owens Street that is zoned RM 2 wants to convert the building to three apartments. It is an old house that already has one apartment upstairs. No one on the SCAN Board voiced any concerns about this.

7. Adjourn:

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

Submitted by Jim Scheppke, SCAN Secretary

Ex. B - Historic Preservation, Parks, & Gardens Committee Updates for April 10, 2019

SCAN HISTORIC PRESERVATION, PARKS & GARDENS Updates - Notes April 2019

Currently, there are no applications for review before the Historic Landmarks Commission (HLC) staff for properties in SCAN.

The next SCAN Historic Preservation, Parks & Gardens Committee Meeting is scheduled for April 30. Next detailed HPPG report will be for April-May.

For your perusal. HLC Newsletter.

The Spring 2019 HLC newsletter focuses on the IKE BOX. threatened with demolition, soon to be removed to another site, if funding can be found. The structure was built by W. T. Rigdon, who came to Oregon by wagon as a newborn in 1850, later served in the Oregon House of Representatives, (Republican), poet, author of Crossing the Plains.

Next to the IKE BOX to be demolished is the Rogers-McNary building (1915) -- "Court Street Apartments" built by Charles McNary, Oregon Supreme Court Justice and U.S. Senator (Republican) and George F. Rogers, a mayor of Salem. The design is attributed to E. Feig, renowned in Portland: scores of his apartment buildings are in the Oregon Historic Inventory, e.g., in the Alphabet NHD and Lloyd District (Morlant Apts.): several are listed on the National Register of Historic Places. E. Feig designed more than 81 apartment buildings in Portland between 1925-1931. The Court Street Apartments are the only Feig design in Salem.

The issue also spotlights a Hollywood District and theater that once existed in Salem: in Portland, a grand Hollywood Theatre still exists, designed by architect John V. Bennes. Over 25 of Bennes designed buildings in Corvallis are on the National Register. Bennes designed Howard Hall. Howard Hall was his only building in Salem.

Salem does not have a strong record of protecting cultural, architectural resources, from demolition. The ordinances are very weak and do not encourage adaptive use and re-use, over demolition.

CITY HALL AND THE STATE CAPITOL

Under consideration by the HLC for later this year may be City code changes or work plan - study to address demolition of historical, cultural resources.

Legislation has also been introduced "to fix Oregon's broken system for how we steward our irreplaceable historic resources.." Testimony: "Oregon has the poorest of preservation policies and financial incentives" in the nation (Peggy Moretti, Executive Director, RESTORE OREGON,

Ex. B - Historic Preservation, Parks, & Gardens Committee Updates for April 10, 2019

March 26. "It's time ..to think twice before demolishing the buildings that give our region its identity" Christine T. D'Arcy, April 4.

Two bills have been introduced by the Oregon Senate Environment & Natural Resources Committee, **SB 927 Public Participation in Preservation Act** and **SB 929 Preservation, Housing and Seismic Safety Act** to address demolition, community input and to provide financial incentives for preservation. Hearings were held on March 26 and April 4: Work Session on April 8.

Jon

The Land Use and Transportation Committee met March 21. Present were Mark Wigg, Victor Dodier, Ron Rubel, Jon Christenson, and Roz Shirack.

Urban Development Code (UDC) Amendments

The Planning Commission made a number of changes in the staff recommended UDC amendments, including:

Require a conceptual plan, rather than a full site plan, to be provided by applicants for required neighborhood association contact, open houses, or neighborhood association meetings in-lieu of open houses.

The Committee agreed to support the staff recommendation that a site plan, not just a conceptual plan, be required for presentation to a neighborhood association prior to the applicant submitting its plan to the City.

Next step: Council will consider Planning Commission's recommendation at a future meeting. Staff is recommending a public hearing, possibly on May 13.

For details see: <https://www.cityofsalem.net/meetingdocs/ca-19-01-recommendation-to-council-2019-03-08.pdf>

Salem Health Replat Request

Salem Health has requested a replat to consolidate 8 lots (9.5 acres) into 1 lot to facilitate future development. Committee agreed to send the following comments to staff, dated March 22:

The SCAN Land Use & Transportation Committee has reviewed the replat request from Salem Health. The Committee has no objections to the lot consolidation. However, we are concerned about Salem Health employee parking in the long term. We support Salem Health's efforts to develop a transportation demand management plan and to coordinate with Salem-Keizer Transit District to minimize and manage the parking impact of its employees.

We realize it is after the March 15 deadline for comments. However, we request our comments be included in the record.

Comments were not included in the record. A staff decision on the replat request is expected later this week.

Multifamily Housing Design Standards

Current design standards apply to all multifamily developments of 3 or more units.

Staff will hold a second public workshop **April 30, 6-7:30 pm in Library Anderson Rooms** to get input on proposed changes, including:

- **Size:** Should developments of 3-4 dwelling units have the same development standards (setbacks, height, lot coverage, etc) as single-family and duplex dwellings? Should they be allowed in a single-family zone? Should developments of 5-10 (or 5-12) units be subject to a set of limited design standards compared to larger developments?

Ex. C – SCAN Land Use & Transportation Committee Report for April 10, 2019

- **Compatibility:** If multi-family zone is adjacent to a single-family zone, how should it be buffered (setback, height, landscaping, balconies, etc)? Should current buffering standards be relaxed?
- **Open Space:** How much and where on site should open space be required. Should private open space also count toward required public open space?
- **Off-street Parking:** Should required off-street parking be reduced to 1 space per unit for small developments of 3 to 4 units? Should it be reduced for affordable housing? Should it be tied to number of bedrooms rather than per dwelling unit?
- **Review Procedures:** When design standards cannot be met, what can be reviewed by staff, and what should require a public hearing?

This is the last opportunity for public comment. SCAN board is encouraged to attend. Consultant recommendations 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.

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

Especially see Project Documents on the project webpage.

Our Salem: Today

The second public workshop on the Our Salem project is Wednesday, May 8 at the Court Street Christian Church, [1699 Court Street NE](#). The meeting will be from 6 to 8 p.m. This is the project to update Salem's Comprehensive Plan. Results will be presented on how Salem is meeting its top 20 indicators, as well as growth scenarios, under its current comprehensive plan.

Unfortunately, this is the same evening as the SCAN meeting. You can see the presentation on or after May 8 here: [project webpage](#).

Submitted by Roz Shirack, Chair