

**Summary Meeting Minutes**  
*SOUTH GATEWAY NEIGHBORHOOD ASSOCIATION*  
Battle Creek Elementary School, 1640 Waln Dr SE, Salem, OR 97306  
**September 12, 2019 - 6:45 PM**

**Board Members**

<u>Present</u>	<u>Absent</u>
<i>Glenn Baly, Chair</i>	<i>Jerry Sachtjen</i>
<i>Mike Hughes, Vice chair</i>	
<i>John Ledger, Secretary</i>	
<i>Jake Krishnan</i>	
<i>Sylvia Machado</i>	

**Neighbors**

Approximately 50 neighbors in attendance; sign-up sheets kept by the Chair for six months.

**Guests**

Sergeant Johnson, Salem City Police (present items 1 through 3)  
Sean Ward, Consultant, Prime - Sean Ward Properties  
Patricia Farrell, Parks and Natural Resources Planning Manager, City of Salem

**1. Introductions**

The meeting was called to order at 6:45 PM by Chair Baly. Board members introduced themselves.

**2. Approval of Minutes**

The July 11, 2019 Minutes were approved. (No August meeting was held.)

**3. Police Officer Report**

Salem Police Sergeant Johnson provided a report, discussed recent policing activities, how to better safeguard residences against theft, and answered neighbors' questions. Also general discussion took place regarding cougars within city limits.

**4. City Councilor Report** (No report due to Councilor Leung being out of state.)

**5. Land Use Actions**

*Battle Creek & Landau Subdivision - Sean Ward*

Sean Ward, consultant with Prime - Sean Ward Properties, spoke to SGNA regarding the development of the Battle Creek and Landau Subdivision. It will consist of 91 lots ranging in size from 5,500 to 11,000 square feet for sale to home builders. He is working with the city for final review and approval. There was considerable discussion regarding traffic impacts, particularly to Landau St. and to Soapstone Ave., as well as storm water control.

## **6. Battle Creek Master Plan**

### *A. Battle Creek Flood Management Role - John Shepard*

John Shepard, SGNA member, made a presentation regarding storm water control in South Salem, especially in the Battle Creek area. Mr. Shepard emphasized that the city storm water control plan is outdated, does not adequately address growth, and needs to be revamped.

### *B. Master Panning Update*

Patricia Farrell, City of Salem Parks and Natural Resources Planning Manager, discussed the Battle Creek Park proposal as well as the process the city is taking to develop the final plan. There was considerable discussion from SGNA attendees about the purpose of the park, potential for recreational activities such as a skate park and disc golf course, parking, as well as storm water control. Ms Farrell noted that the master plan for storm water control is being developed in parallel with the park project and is expected to be released in October, 2019. She also requested that SGNA members participate online by completing the Battle Creek Park Master Plan community survey #2.

Chair Baly requested that the appropriate person from the city come and discuss the element of storm water control in more detail. Ms. Farrell agreed and suggested who to contact with the city.

**BOARD ACTION:** Chair Baly proposed that SGNA send a letter to the city asking to delay further planning on the park until storm water data can be updated and adequately analyzed. General agreement from the Board - no objections.

## **7. Costco Update - LUBA Decision.**

Chair Baly along with several SGNA members discussed the recent LUBA findings stemming from PacTrust/COSTCO's appeal of the city council's denying approval for construction of a new COSTCO store on Keubler. the decision was a mix of elements favorable and unfavorable to SGNA. There were several elements of concern to SGNA including the issue of whether COSCO has a vested right of approval as it has spent several millions of dollars on road improvements, as well the finding that verbal representations made by the applicant to the city regarding the proposed project are not binding. A group of SGNA members is appealing these issues to the Oregon Court of Appeals and the city is expected to delay acting on these points until the court issues a ruling.