



NEIGHBORHOOD ASSOCIATION
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Meeting Minutes November 11, 2021
SOUTH GATEWAY NEIGHBORHOOD ASSOCIATION

SGNA met via Zoom due to Covid-19 pandemic.

Board Members

Present

Mike Hughes Vice chair
Dave McKenna Secretary
Jerry Sachtjen Treasurer

Absent

Glenn Baly Chair

Trevor Elliot

Sylvia Machado
John Ledger
Jake Krishnan
Kathleen Lempka

Community members:

Bob Myers
John Miller
Elissa Edge
Mindy Merritt
Mace V
Julie
Deb Cozzie
James Seneghal
Joyce Strum
Mark Auclair
Patrice Alello
Jan S
Karl Pond
Nate Robins
Karen Sloan
Ariana Adams
Suzi Nerli
Jeanne Dalton
Bob Dalton
Dorie Wilson
Casey Kopcho
Michael Vogt

Michael Junge
David Swiderski
Mia White
Jon Sikel

Guests

Jackie Leung, City Councilor, Ward 4
Dave Mojico – S/EA
Maria Rojo de Steffey – Engage
Lisa McClellan – S/EA
Thomas Eldridge (CDP)
Eric Paine (CDP)
Miguel Camacho (PLACE) Landscape Architect
Mark Lowen - BC Salem Properties
Zach Pelz - AKS

1. Call to Order and Introductions

The meeting was called to order by Vice Chair Mike Hughes. Attendance taken, quorum declared present, and people introduced themselves.

2. Approval of Minutes

Approved minutes for October meeting with minor changes.

3. Police Officer Report

Police Officer was not present so that no report was given. Sylvia said she will talk with Irma about providing a police officer for our meetings. Jerry said that he saw and approved of the council accepting money for body cameras for all officers.

4. City Councilor Report

City council member Jackie Leung gave a report.

UPCOMING COUNCIL MATTERS

- November 15:
 - Policy agenda. Refer to 2021 City Council policy agenda and proposal for 2022
 - My Priorities
 - Auditor
 - Homelessness & Affordable Housing for Working families
 - Following Costco/PacTrust destruction & the empty boxes on Mission (K-Mart and soon Costco)
- November 22:
 - Ward Reappointment: Three potential maps. Public hearing is on November 22. Each Ward grew. Ward 4 is going to be ‘shortened’ because the ward itself would be too large. Still under the 5%.
 - <https://www.cityofsalem.net/Pages/help-redraw-salem-city-council-ward-boundaries.aspx>

She recommended that residents access the website and make any comments that they have to the three alternatives for Ward 4. She said she will not be the councilor for Ward 4 after the next election.

UTILITY ASSISTANCE (FOR HOMEOWNERS)

- Two types for City of Salem homeowners:
 - Utility rate relief (elderly or disabled): <https://www.cityofsalem.net/utility-relief>
 - Emergency Utility assistance: <https://www.cityofsalem.net/Pages/apply-for-low-income-utility-assistance.aspx>

RENTAL ASSISTANCE PROGRAM

- Rental assistance from the state of Oregon (up to one year possible): <https://www.oregonrentalassistance.org/>

The new Costco is set to open in the spring of 2022.

The K-mart parking lot is currently being used by Salem Hospital while they are doing construction.

Jackie said that she will talk to the Chief of Police about getting an officer to come to our meetings to report.

She said that the Redwoods Crossing located in north Salem will have 40 units for the homeless and is already fully booked and has a waiting list.

Board asked whether the zoning change application for the property between 27th Avenue SE and I-5 along Kuebler had been approved. Jackie said that she could not comment on that at this time.

5. Other Business

[Michael Lowen of BC Salem Property LLC who is proposing Willamette Valley View Estates made a presentation with a discussion before Jackie Leung arrived to give her report]

We are proposing a development at the end of Robins Lane on the 40 acres of property with 180 single family homes. There is no wetlands on the property. We plan to start the construction in the summer of 2022 and hope to be finished construction in 2023. There will not be any access or work done on Brentwood.

Board members and residents said that Robins Lane won't be able to handle the increased traffic. This proposed development will effect the safety of residents walking along Robins Lane.

The developer said that they have just begun the application to the City. They do not have any traffic report or plans for traffic mitigation yet. No entrance from Brentwood is planned as part of the development and there will be a curve from Robins Lane to the proposed Zeus Ave coming into the development. The City told him that there are no plans to connect Robins Lane to Brentwood.

The proposal includes stormwater retention facilities that will be located in the south portion of the property.

There will also be access from Misty Morning (that connects to Wiltsey) and Genesis Avenues.

There will be Open Space and a park to the north of the property.

The Board reiterated that Robins Lane will not be able to handle the traffic from this development. The Board will contact Glenn on these problems before the public meeting with the City to convey their concerns to the City on the traffic problems.

The Board asked about the five year delay on the development imposed by the City due to the concern over the clearcutting of the trees on the property. The developer said that that delay ends in July of 2023.

A presentation was by CDP and their team as an update on the Battlecreek Road Development located between Fox Haven and Salaal with Teal Drive to the west. They will be making their land use application to the City in January and will make a second update to the SGNA at our meeting in December. They are 50% complete with the design of this affordable housing development. Scott Edwards Architects are the architects on the project. PLACE is working with the community. Westech is doing the civil engineering. Stonewood is the structural engineer.

There will be solar panels on the larger buildings. There will be a Community Hub and Senior Living Buildings. There will be 11 buildings total that will allow for 46 units for seniors and 186 additional multigenerational units. There will be 164 parking spaces. They will be preserving the white oaks and many of the existing trees. There will be community garden plots and a stormwater garden. There will parking and pathway connections. There will be a central green open space in the center of the buildings. There will be additional parallel parking along Salaal. They have not yet developed a plan for the west side of Salaal.

The board and the neighbors present liked most of what they were hearing about the proposed development. There were some concerns about the limited amount of parking.

They said they are hoping to start construction in August of 2022 and that move-in will start in October of 2023.

Casey Kopcho who is on the Planning Commission said that the zoning change for the development that is by I-5 and Kuebler that we questioned Jackie Leung about earlier will be reviewed by them. They currently want to deny the applicant's request to change to commercial zoning. It is then presented to the City Council for their decision. He said that he will be running for the Ward 4 City Councilor position.

6. Adjournment.

The next meeting is scheduled for December 9th.