



**NEIGHBORHOOD ASSOCIATION**  
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Meeting Minutes December 9, 2021  
**SOUTH GATEWAY NEIGHBORHOOD ASSOCIATION**

*SGNA met via Zoom due to Covid-19 pandemic.*

**Board Members**

Present

Glenn Baly      Chair  
Mike Hughes    Vice chair  
Dave McKenna   Secretary  
Jerry Sachtjen   Treasurer

Absent

Trevor Elliot

Sylvia Machado  
John Ledger  
Jake Krishnan  
Kathleen Lempka

**Community members:**

Bob Myers  
John Miller  
Debbie Cozzie  
James Seneghal  
Jan S  
Ariana Adams  
Suzi Nerli  
Judi M  
Charey Cooke  
Mike Wilkes  
Joan  
Galaxy A51  
Bogdanow's iPhone  
Number 9

**Guests**

Jackie Leung, City Councilor, Ward 4  
Officer Mark Jantz, Salem Police  
Dave Mojico – S/EA  
Jessica Woodruff (CDP)  
Jeremy Shonenfelder – Mosaic Development Services

Andy Harmon – Mosaic Development Services

### **1. Call to Order and Introductions**

The meeting was called to order by Chair Glenn Baly. Attendance taken, quorum declared present, and people introduced themselves.

### **2. Approval of Minutes**

Approved minutes for November meeting.

### **3. Police Officer Report**

Police Officer Jantz gave report. He said that they will be accepting donations for the Toy Drive through December 13th. Green Acres Landscaping, White Oak Construction and the Salem Police Department are collection sites accepting toys for the drive.

Community Assessment and Audit was performed for the department by the Hillard Heintze. They found that the department was 27 to 83 positions understaffed for patrol. Chief Trevor Womack gave a review of this report to City Council on November 22nd that is available on the city's you tube channel. Violent crime also exceeds the number of detectives needed for investigation. Mailbox thefts is a continuing problem. Mailbox units can be moved to an area under street lighting and residents can monitor their mail using the USPS informed delivery web service.

### **4. City Councilor Report**

City council member Jackie Leung came in at the end of the meeting to give a report. She said she a previous commitment to attend to earlier.

She said that she would be following up on the report of trees cut down on a lot across from the new Costco being built on Kuebler. No tree conservation plan had been submitted and several significant oak trees had been cut down. This had been reported in the Statesman Journal.

The board also brought up a development at 5826 Battle Creek Road where a number of trees had been recently cut down. It was unclear whether this development had a tree conservation plan approved by the city and the board requested that Jackie check out this development also. This development is on the east side of Battle Creek Road.

### **5. Battle Creek Road Development Proposal Update**

Community Development Partners (CDP) proceeded to give an update on their proposed development. There is 20 feet of slope across the site. Park areas are open to the community for use. There will be a single floor community building with solar collectors. Housing at the site will be rental apartments. The Senior building is four stories and is located at a low point in the slope of the site. There will be a covered outdoor space between the two sections of the building with an enclosed hallway above the outdoor walkway. Salal and most of the site will be regraded. Significant trees will remain in place. There will be a total of 184 units with 56 of the units as senior housing and 128 regular housing units. There will be 164 parking spaces on the site with additional parallel parking along Salal. This housing is for independent seniors and is not assisted living. Engage will be handling how services will be provided for the Community Center. The housing is intended to supply housing for the 30-60% median income bracket for the region. Someone asked what the income range was for this and CDP supplied a webpage with this

information in the Zoom chat-box. They said they are submitting the plan to the city for their review and approval in January.

The board wanted to know where bussing and bus-stops for the site would be located. The CDP said they are working with Charriots to work this out.

There was a question whether there would be a light signal at Foxhaven. This is still being discussed with the city.

## **6. Kuebler Village Proposal by Mosaic Development Update**

Jeremy and Andy from Mosaic Development provided an update on their Kuebler Village Proposal to be located on Kuebler between 27th and I-5. They provided a layout of the types of facilities that they would like to have as part of their development. They included: several restaurants, two drive-thru banks, two 4-story hotels with underground parking, 3-story medical offices, three 3-story mixed-use buildings, retail suites, a skilled nursing facility, 4-story apartments, a natural grocery, and an up-scale car dealership. They want a CR designation for the site and said that the drive-thru, car dealership and skilled nursing facilities would not be allowed under the mixed use designation. They will be meeting with the planning commission on January 21st and it will then go to the City Council for final approval.

The board said they are very concerned about the amount of traffic that this will bring to the area. They also said they would like to see a limitation on the size of big-box stores to 70,000 square feet and no gas stations or drive-thru facilities. Mosaic said they would like to work with the board with an agreeable amount of limitations to the CR zoning.

## **7. Other Business**

The board approved for the treasurer to go to Irma for the \$179 dollars for our Zoom meetings thus far. The board agreed to continue meeting by Zoom for the next six months.

## **8. Adjournment.**

*The next meeting is scheduled for January 13th.*