



NEIGHBORHOOD ASSOCIATION
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Meeting Minutes January 13, 2022
SOUTH GATEWAY NEIGHBORHOOD ASSOCIATION

SGNA met via Zoom due to Covid-19 pandemic.

Board Members

<u>Present</u>	<u>Absent</u>
Glenn Baly	Chair
Mike Hughes	Vice chair
Dave McKenna	Secretary
Jerry Sachtjen	Treasurer
Sylvia Machado	
John Ledger	
Jake Krishnan	
Kathleen Lempka	

Community members:

Jan S
Suzi Nerli
Judi M
Joan
Casey Kopcho
Dorie Wilson
Jake K

Guests

Jackie Leung, City Councilor, Ward 4
Officer Mark Jantz, Salem Police
Jeremy Shonenfelder – 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 December meeting.

3. Police Officer Report

Police Officer Jantz gave report. Catalytic converters are being stolen from cars. They cut them out from underneath the car and sell them for the expensive metals they contain. He said that new legislation went into effect this year for tracking catalytic converters and we will see if that cuts down on the thievery.

The COVID DMV moratorium is over. Get updated documents as soon as possible.

Mail theft continues to be a problem. They are looking for credit cards, cash and personal information. Report to the USPS and police. Use informed delivery to track your incoming mail.

4. City Councilor Report

City council member Jackie Leung gave 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. Development Services is following up on prosecuting the developer.

There has been some local flooding from the rain recently in the battle creek and south areas.

There are continuing complaints about the flood lighting from Costco going into the neighborhoods. She will follow up on these.

There will be a hearing on four micro shelter villages proposed in Salem for the homeless on January 19th from 12-1 PM. Information on these can be gotten at the web site:

<https://www.cityofsalem.net/Pages/micro-shelter-villages.aspx>

The four sites under consideration are:

- **CENTRAL SALEM:** City-owned Peace Plaza at 555 Liberty Street SE (space between library and City Hall)
- **SOUTH SALEM:** Non-profit owned property at 2410 Turner Road SE
- **CENTRAL SALEM:** Privately-owned property at NW Corner of Front and Hood Streets NE
- **CENTRAL SALEM:** Privately-owned property at 1280 Center Street NE.

Attend the session on Microshelters January 19 from 12-1 pm at: <https://us02web.zoom.us/j/84611981985>

- Point in time (PIT) homeless count
 - <https://www.cityofsalem.net/Pages/tracking-progress-onhomelessness-efforts.aspx>
 - <https://mwvhomelessalliance.org/point-in-time-pit-count-2021/>
 - Jan 25,26, and 29
- Want to get involved with the city?
 - <https://www.cityofsalem.net/boards-and-commisions>
- Tues, Jan 18: Work session and Policy Council
 - <https://cityofsalem.net/calendar-meetings>

Jacque said there were approximately 1500 homeless in Salem at this time.

Mention of a mountain lion sighting in south Salem. Officer recommended contacting ODFW.

5. Election of SGNA board members and officers

Members of the SGNA Board up for election included :

- Mike Hughes
- John Ledger
- Jerry Sachtjen
- Kathleen Lempka
- Dave McKenna

All said that they wanted to remain on the Board. They were all nominated, accepted and elected to remain using VoxVote.

Glen Baly said that he wished to step-down as chair. Jake Krishnan volunteered for the position. He was nominated, accepted and elected as the new Chair. Mike Hughes said that he wanted to step-down as Vice Chair. Glenn Baly volunteered for the position. He was nominated, accepted and elected as the new Vice Chair. Jerry Sachtjen said he wished to remain as Treasurer. He was nominated, accepted and elected as Treasurer. Dave McKenna said he wished to remain as Secretary. He was nominated, accepted and elected as Secretary.

6. Kuebler Village Proposal by Mosaic Development Update

Jeremy Mosaic Development provided an update on their Kuebler Village Proposal to be located on Kuebler between 27th and I-5. This issue was discussed at the Dec. 21st Planning Commission meeting and they decided to recommend to the City Council that the property should be zoned as Commercial Retail (CR) with no buildings measuring more than 70,000 sf with a maximum of three (3) drive-thru facilities. The SGNA Board said that they only want Commercial Office (CO) as shown for the property in the “Our Salem” Comprehensive Plan map or Mixed Use (MU) 1 or 2.

Mosaic said that they have problems with the set-back requirements of the MU zoning. He said that with the CR zoning that they have agreed to pay for improvements to four intersections for traffic flow as part of the approval. They said that if there was another zoning change that they would have to redo their traffic study.

The Board said that they want to minimize the amount of CR zoning in this area due to concerns about increased traffic. They said that the CR zoning applies to several other large developments in the area including Costco, Morningside Church and Kuebler Station. The board said that the current plan has construction occurring in the wetlands and it's buffer. Mosaic said that they would need to redesign so that the wetlands and the buffer are not infringed upon.

Mike said that Oliva said that we cannot send comments to the City until after The City Council makes their decision on the zoning on January 25th. SGNA would need to make an appeal afterwards.

Mosaic said they would like to work with the board with an agreeable amount of limitations to the CR zoning.

The board made a motion and it was accepted as their stance on the zoning of Kuebler Village:

“Here are the board’s list of uses that the SGNA board doesn't want for the Kuebler Village property:

1. Motor Vehicle, Tire & Mtg. Home Sales & Services (gas stations, commercial parking, etc.)
2. Recreation, Entertainment and Cultural Services (except parks and open space and religious assembly)

3. Construction, contracting, repair, maintenance and industrial services (general repair, landscape, lawn and garden, etc.)
4. Wholesale sales, storage and distribution
5. Manufacturing
6. Transportation facilities
7. Utilities
8. Farming, forestry and animal services (except small vet services)
9. No commercial building over 50,000 sq. ft. - Average footage of a Whole Foods is around 40,000 square feet.
10. No drive-throughs

The South Gateway Neighborhood Association urges the City Council to reject the proposed rezoning action as it is currently stated. The South Gateway Neighborhood Association would agree to a zoning change where our list of restrictions are applied to this property. The SGNA wants the property zoned either as MU-1, MU-2, or CO, as shown in the “Our Salem” Comprehensive Plan.”

7. Other Business

The board decided that they would send a letter of support to the Morningside Neighborhood Association voicing our joint opposition to the development of the Meyer’s Farm property.

Some board member’s had attended a City Hearing on Micro-shelters and gave a report. They said that the plan would be installing 80 micro shelters around the city, which is not enough for the roughly 1600 homeless in the City. Many of these homeless stay out of the system by choice. Terrace Lake has some homeless camped on their property and there have been some local robberies.

8. Adjournment.

The next meeting is scheduled for February 10th.