

May 7, 2019 Meeting
South West Association of Neighbors
(SWAN)

Attendees

Becky Miner, Connie Jones, Jeanine Stice, Linda Bach, Kim Moussau, Marie Blevins, Patricia Farrell, Lizabeth Chang, Nathan Rietmann, Sue and Larry Farkash, Mark Ferris, Tom and Pat Glass, Andie Ardeen, Steven Westfall, Devon Walterscheid, Deb Romano, Allison Houck, Debbie Miller, Carol Grimwood, Tom Rohlfing, Cassandra Ferdell, Carol Coley, Pat Norman

The meeting was called to order at 6:40pm by Becky Miner

Guest Speakers

Debbie Romano, Code Compliance Officer
Sally Cook, City Councilor, Ward 7
Brady Rogers, Administrator, Neighborhood Enhancement Division
Patricia Farrell, Parks and Natural Resources Planning Manager, Bailey Ridge
Marie Blevins, Salem Riverfront Carousel Community Art Studio Project
Steve Westfall, Apartment Developer
Tom Kay, Salem Heights Developer

Minutes Approval

March 5, 2019 minutes approved and seconded by Board.

Code Compliance Report

Debbie Romano, Code Compliance Officer, stated that since her last visit to SWAN in January there have been 127 cases reported. A majority of the reported cases involve waste removal and derelict or abandoned structures. Building fences and sheds have restrictions and the planning department should be notified for clarification prior to building. An attendee inquired about mowing of tall grass in undeveloped areas and was told this is currently not a top priority for Code Compliance.

Sally Cook, City Councilor

Sally Cook reported that the budget planning for the city is almost done which has been her main focus as Budget Supervisor. There is a budget shortfall this year for reoccurring expenses and the city is looking for broader revenue options to stabilize funding needs. A Revenue Task Force has been established to make recommendations among which are a utility fee, employee and payroll tax and a gas tax. City council approval is being considered to take this issue to the voters. Other topics touched on were regulations regarding dogs off leash in parks, a shout out to Fircrest Park for their recent celebration and any concerns for the cutting of trees needs to be taken to city planning.

Brady Rogers, Administrator, Neighborhood Enhancement Division

Brady Rogers discussed his role as administrator and his responsibilities within the Neighborhood Enhancement Division which are as follows:
Enforcement – Debbie Romano reports to him regarding Code Compliance and noted the distinction between rules that are enforced by the city, i.e. code compliance enforcement, vs. laws that are enforced by the police. Some of these rules include abandoned vehicles for example.
Park Ranger – he reiterated that it is a state law that dogs must be under control and that they are required to be on leash in a park which the park ranger enforces. .
Neighborhood Youth Development Coordinator – he oversees budget approval and such programs as the “1000 Souls” shoe drive.

Partnership Programs – South Salem Connect, Bicycle/Pedestrian and Literacy programs
Neighborhood Meeting Association – 18 associations at this time

Patricia Farrell, Parks and Natural Resources Planning Manager, Bailey Ridge Park

Patricia outlined the master plan being developed for the Bailey Ridge Neighborhood Park which began in March. The outreach to the community involves those living within a half mile radius of the proposed development. The current plan does not allow for a regional draw with such features as a tennis court or an aquatic center. The focus instead is on trails, picnic shelters and restoration. A consultant has been hired to study the pros and cons of a best use proposal starting with a site analysis of wetland delineation, condition of the trees and proper creek drainage.

Construction typically begins 3-5 years after the Master plan has been finalized and goes through Park Systems Funding and Development.

Butte Creek Park's master plan is scheduled for June. Secor Park planning has a meeting on May 15th at Crossler Middle School.

The issue regarding who has responsibility for upkeep on tall, unmowed grass in undeveloped areas was mentioned again as a concern.

Marie Blevins, Salem Riverfront Art Studio Project

The Carousel at Riverfront has been in operation for 18 years and a proposal is being made to add on to the art studio to allow more space for carvers and painters, hold carving classes for students and offer school visits. The goal is to put a proposal before the city council for approval by the end of summer. Redesigning the space would cost of approximately 1.5 million.

Steve Westfall, Apartment Developer

Steve provided information on a proposed 50-53 luxury unit apartment complex which he plans to develop on Sherman Ave. and is currently working with the city on a zone change. He is available for any discussion or concerns as the project progresses.

Tom Kay, Salem Heights Developer

Tom presented information about his proposed development on Salem Heights Ave. and stated that the application has been delayed one month in order to speak to SWAN. The proposed site would include 33 single family homes with lots in accordance with and exceeding the minimum lot size requirements set by the city ranging from 4000-15000 sq. ft. The planned infrastructure provides for a sanitary sewer on the west boundary, crash gates, handicap access, drop curbs, storm water management, incorporates the dead-end at Doughton St. anticipating future development, allows for walking connectivity to the north of Salem Heights and right-of-way setbacks of 10-15 ft . Traffic impact would be an additional 380 cars per day on Salem Heights, the designated collector street, well within the 10,000 per day maximum limit set by the city for collector streets. Currently there are approximately 2000 cars per day on Salem Heights. He stated that "efficiency is the key" with connectivity to sewer, water and storm runoff to bio swale being a primary focus. Custom builders would be contracted to build homes in the \$600 K range commiserate with the existing neighborhood. CCR's would be deeded to each lot requiring that fencing must be a standard "live fence" secure up to 6 feet. The excavation process would be quick utilizing experts in the field. No geotechnical study is required.

Neighbors raised concerns about the following issues:

- Salem Heights is not a safe street and should not be designated as a collector street in its current condition for development. There are no sidewalks, the street is narrow and visibility in certain areas is impaired creating unsafe conditions for cars, pedestrians and bicyclists. Proposed sidewalks are designated only on the developed property and do not extend beyond the development boundaries leaving the rest of Salem Heights unsafe. Additional traffic will only make conditions worse.
- Allowance for green space in the master plan
- Tree conservation

Tom stated "it wouldn't bother me" and he would not be opposed to a barrier at Doughton St. and Salem Heights if that would alleviate some traffic concerns. He said it would not impact his ability to proceed.

Meeting adjourned at 9:30