

East Lancaster Neighborhood Association

Minutes -October 3, 2019, 7:00 pm

East Salem Community Center, 1840 45th Avenue, NE, Salem OR

	Board Chairs/Members Present		Others Present
x	Susann Kaltwasser, Chair	x	Chris Hoy, Ward 6 City Councilor
x	Sue Fowler, Co-Chair	x	S. Slivkoff, Salem Police Department
x	Mary Sarabia, Vice-Chair	x	David Alvarez, Salem Police Cadet, Squad Lead
x	Chesta Bauer, Secretary	x	Lowell Smith, Board Member, Blanchet High School & East Salem Community Center
x	Dave Steiner, Member-at-large	x	Josh Graves, Dep. Dir., Catholic Comm. Services
	Clark Hazlett, Member-at-large	x	Doug Rodgers, Salem Transit Board/Cherriots
x	Lori Lazo, Member-at-large		
x	Fred Wright, Member-at-large		

Neighbors Present: Chuck Westbrook, Terry Pohl, Patricia Mick.

Introductions/Approval of Minutes: The meeting was opened by Co-chair Susann Kaltwasser at 7:00 pm. The minutes of the September 2019 meeting were approved with the following change: The location of the meeting should have been East Salem Community Center, 1840 45th Avenue, NE, Salem OR. Mary Sarabia moved and Dave Steiner seconded a motion to approve the minutes with the noted change. The motion was passed.

Police Officer Report: Officer Slivkoff said that crime has been low in our area. There was one car theft. She said that the City is hiring more police officers. The annual Salem Police Halloween Dress Rehearsal is scheduled for Saturday, October 26th, 4:00 pm to 6:00 pm, at the Peace Plaza. There will be lots of activities and candy for children while learning about safety on Halloween. Mary asked a question about volunteers working with the Salem police department to monitor parking in disability spaces and give out tickets. The officer will find out it is still operating. Susann asked about the frequency of reports on social media of shots being fired. The officer said that some reports turn out to be gun shots, but a lot are fireworks or car backfire. When shots are reported to the police, the time of the shots and the location should be part of the report. She said that police officers do their best to determine the what's going on. Mary mentioned speeding on Market Street.

City Councilor Report:

- Chris followed up on a question about the City's utility rate relief program. This program is for the elderly and people with disabilities and is administered by the Mid-Willamette Valley Community Action Agency. The program offers discounts on the utility bills of eligible customers who have an income that is 60% or less of the annual median gross income for Marion County based on the family size. The application process can be accessed at: <https://www.cityofsalem.net/Pages/apply-for-utility-rate-relief-program.aspx>. At this time there are adequate funds for the program and it serves everyone that applies. If the proposed operating fee is passed, households that are receiving the utility discount will not have to pay the operating fee. Susann mentioned that the application process was hard to find on the City's website.
- Chris discussed the sit/lie proposed ordinance. At this time, the issue has been rescheduled to a November City Council meeting. There have been three public forums conducted on the issue. The forums surfaced a lot of pushback on the proposed ordinance. Susann noted that the sit/lie rules force more people to leave the downtown area and relocate into the neighborhoods and this issue has not been adequately addressed.
- The street light poles have been installed on Fisher Road and the project is scheduled to open to traffic sometime in mid-October; the McKay Park playground upgrade is nearly complete; the Brown Road project should be completed in November. Susann mentioned that streetlights were being installed in the ELNA area and the locations could be found on the ELNA Facebook page.

- Chris reported that the Our Salem project to provide public input into the Salem Area Comprehensive Plan is continuing. There will be three public workshops coming up in October: the 16th, 17th, and the 25th. Details on the project and the meeting schedule can be accessed at: <https://www.cityofsalem.net/our-salem>. Susann will ask a staff member to speak to ELNA about the project.
- The City Council will have a work session on October 21st to discuss economic development and establishing Enterprise Zones. There are no enterprise zones in northeast Salem. Chris wants to convene a meeting of the Northeast Neighborhood Association chairs and also invite East Salem Suburban Neighborhood Association in order to look at common economic development issues, and to encourage the groups to work together and to collaborate on solving mutual issues.
- The October 21st work session will also be used to screen applicants for the City Council seat being vacated by Sally Cook. Applicants have to be residents of Ward 7 for at least one year.

Future of East Salem Community Center: Kevin Mannix was scheduled for our meeting but was unable to attend. Lowell Smith and Josh Graves came in place of Kevin. The ESCC is overseen by the Blanchet Community Foundation; this group does not have a connection to Blanchet High School but may share board members. ESCC was purchased from the Christian Center by donors who leased it back with the intent that ESCC would purchase the property within five years. The ESCC leases its facilities to a variety of organizations including: Catholic Community Services; Salem/Keizer Public Schools for their early education development program; the Mid-Willamette Valley Community Action Agency low income energy program; Mid-Valley Literacy Center; and to two churches, Oasis Community Church and the St. Joseph Catholic Church Spanish service. There are five people on the Board of Directors and Kevin Mannix is the chair. The Catholic Community Services Foundation is interested in purchasing the three acres on the other side of the Pudding River for constructing affordable lower income housing including both single family and multi-family units. CCS started their housing projects 12 years ago and have several properties that include low income housing in Salem and Keizer. The residences being proposed for the CCS property would target the elderly, people with disabilities, and seniors. The location is considered ideal because of the closeness to schools and shopping. Two and three bedroom residences would rent for approximately \$800/\$850 and \$900/\$1000, respectively. There are no one bedroom residences planned for this property since the need is for the two & three bedroom units. They want to build townhouses/duplexes that would not be over two stories and would be compatible with existing housing. Susann asked how many units were planned for the site. The response was that they expect to build about 30 to 40 units. When a radio tower, leased to Pastor Larry, was proposed to be erected on the property, it had to be zoned multi-family. The lease on the property for the radio tower is up in one year. They also plan to put in community space along the creek including walking trails and a dog park. Part of the property is wetlands. The developers will coordinate with the Department of State Lands on developing the property. They may purchase wetland credits. Susann mentioned that a lot of that area has been denuded of native plants and foliage and needs to be fixed. There was discussion on the access points. The City of Salem wants only one access point. The preliminary plan has access through Sleepy Hollow. There was a concern expressed about the safety of having only one access point but Lowell said that this will have less impact on neighbors. Dave Steiner said that he lives off Neota Street and doesn't want any more traffic on that street. Susann mentioned that CCS would have to come to ELNA before submitting an application for development. Lowell said this project is still far in the future. They hope to purchase the property in six to nine months and construction would be two to three years after that. She asked a question about who manages the property and the response was that property management is subcontracted for CCS all properties.

Committee Reports:

Land Use: Chris Hoy left the meeting before these discussions started.

- **East Park Estates PUD - Update:** Susann reported on the public hearing held on this property on September 17. She said that ELNA submitted more comments and the record was left open for seven days. The applicant is supposed to finish responses by October 8 and The decision will be made by the Salem Planning Commission on September 15. An appeal can be made to the City Council. Louise Feskens, the resident on Auburn Road that was concerned about storm water

drainage was assured by the staff that they will talk to her about how to resolve the flooding situation in her basement. Some of the issues remaining are increased traffic on Greencrest Street due to drivers cutting through the neighborhood to Center Street and it's still not a written condition that the trees be cut down as needed rather than all at once. The developer agreed to this but it still isn't in the conditions in the application.

- **4696 Center Street - Zone Change - Update:** The developer brought the technical people and lawyer to the hearing on September 17. There was no decision on the application; the decision will be made at the Planning Commission meeting on October 15. Susann talked about a problem with the applicant going door to door to talk to neighbors of the development. The person going door to door did not go to the owners of the mobile home park to get permission to do this and apparently some things were said that were factually untrue and gave conflicting promises. The residents were not happy with this. Also residents want the annexed property to be zoned as RM1 instead of RM2. RM1 allows 8 to 14 units per acre and RM2 allows 12 to 28 units per acre. Residents feel that RM2 is too dense for the area and will cause traffic and congestion problems. Susann said that even if the annexation is approved with the property zoned RM2 by the Planning Commission, the decision still has to go through the City Council. We could request Chris to call up the case for discussion at the meeting when it is scheduled for the Council to consider the Planning Commission recommendation on the annexation. This could be at the October 28th or November 12th meeting. A motion was made by Mary and seconded by Fred to ask for Susann to ask Chris to call up the case for discussion when it is on the City Council agenda. The motion was passed by a unanimous vote. Chris could also possibly set up a public hearing on the issues also. We won't be able to comment on the design of the project until the developer comes in with the actual building plans.
- **Traffic:** Susann said that comments were closed on the transportation projects that are being proposed by Salem/Keizer Area Transportation planning project. Susann said that there was opposition to a Marion County project that would widen Center Street from Lancaster Drive to Cordon Road to five lanes. This would be too wide for school children and pedestrians; the better option would be to widen to three lanes with two travel lanes and a center lane for turns, similar to Sunnyview Road. Also, there should be consideration of installing lights at Center Street & 45th Avenue and at Center & Greencrest Street. The widening of Center Street to 45th Avenue would be completed within about five years and then the widening from 45th to Cordon Road would be started. A motion was made by Mary and seconded by Dave to authorize Susann to send our comments and concerns about the improvements/widening of Center Street and the installation of traffic lights at Center Street and 45th Avenue and at Center Street and Greencrest Street. The motion was passed.
- **Parks:** Susann is still working on the Salem Parks Foundation grant for the bench in Royal Oaks.
- **Transportation:** Doug Rodgers said that the Governor appointed a new President of the Salem Area Mass Transit Board of Directors, Ian Davidson, and three other new directors. Doug's job has transferred him to Wilsonville and this is affecting his ability to remain on the Board. He is planning to step down and, therefore, a new Board member for subdistrict 4 will be needed. The application for appointment to the Board is on the Cherriots website. Doug wants to build a stronger relationship among the East Salem Neighborhood Associations and Cherriots. He would like to have a work session with the NA chairs to share concerns that affect all the east side areas. There was discussion about the traffic issues on Hollywood Drive. Parents are parking along this street in the bike lanes and sometimes across driveways while waiting for their children to leave school. Doug wrote a letter to the mayor about the issue.

Neighborhood Concerns:

- Susann said she incurred printing costs of \$8.45 for printing of various items relating to ELNA issues. A motion was made by Fred and seconded by Sue to authorize the payment of \$8.45 to Susann. The funds will come out of the ELNA communication funds. The motion passed. Susann also mentioned she spent \$17 of the funds authorized to purchase candy for the CaPES Day of Play activity. It was suggested that a petty cash account be set up with the City so we don't have to go through a long process to have small costs reimbursed. Susann will contact Irma about this.

- Susann discussed the Lansing NA efforts to purchase a memorial bench for Lansing Park. They have established a trust and agency account with the city to receive donations for the bench. She suggested that we talk to Irma Dowd about establishing a trust & agency account to receive donations for the bench for which we will be requesting grant funds from the Salem Parks Foundation. The grant funds probably will not cover all the costs of this bench and donations could make up the difference.
- Neighborhood Associations are submitting their comments about the sit/lie ordinance. We had a discussion about the issues that are not being addressed if these ordinances are put in place as currently written. These issues include concerns such as: many people sleep during the day because it's too dangerous to sleep at night; they have no place to put personal belongings; there is not enough shelter space for individuals needing a place to sleep; the downtown rules will push more people out into the neighborhoods and this is not being addressed. Mary mentioned she has seen people sleeping in bus shelters. Doug said that Cherriots is aware of this and they are looking into this issue. Susann does not feel like the NAs have been adequately involved in the process for implementing the sit/lie ordinance. A motion was made by Fred and seconded by Mary to authorize Susann to write a letter to the City Council asking for more discussion about the sit/lie rules before they are implemented. The motion was passed.
- Patricia Mick, a neighbor of the proposed development at 4696 Center Street, discussed the proposed development at this site. She had a proposed building plan and she said that the developer said to go to the website at aspengroveliving.com to see units similar to what is being proposed for the Center Street site. Patricia wants to see the units limited to two stories and to have the proposed staircase tower removed. There are also safety concerns about the entry and exit to the development and concerns about the traffic that will be generated. There should be a traffic light installed at Royalty Drive and Center Street sometime in the future to help with this traffic. She also discussed the issue of the representative of the developer who went from house to house talking to people without the permission of the owners of the property. When they were informed of this issue, the owners sent a cease and desist order to tell the developer not to come on the property again. Patricia is looking into the City codes and ordinances that will affect this development and will be giving the City Planning Commission the comments and concerns that she and the others in her senior living area have about the proposed development.
- A motion was made by Mary and seconded by Fred to approve the minutes of the special ELNA Board meeting held on Wednesday, September 11. The motion passed.
- The next ELNA Board meeting, to be held back at Swegle Elementary School, will include:
 - a report from Nelson Morales, Salem Compliance Officer
 - Election of a new board member
 - Report on asking Irma Dowd to set up an account with the city for petty cash.

The meeting was adjourned at 9:30 pm.