

Board members present:

Jon Christenson, Victor Dodier, Bill Holmstrom John Prohodsky, Jim Scheppke, Jeff Schumacher, Roz Shirack, Brian Sund, Lorrie Walker, Evan West, Mark Wigg

Roz Shirack's absence was excused.

Guests were present as well. **See Exhibit A - Attendance Roster**

President Victor Dodier called the meeting to order at 6:39 pm with a quorum present.

1. Approval of the September minutes was deferred to the November meeting.

2. City and County Reports:

1. Councilors Nishioka, and Nordyke

The November ballot has a \$300 million 10-year Infrastructure Bond Measure. It doesn't raise the property tax rate. It is an investment needed to expand services and maintain infrastructure to accommodate Salem's 50-60,000 new residents by 2035.

It includes:

- \$10 million to leverage public-private affordable housing partnerships.

Families qualify for affordable housing when their income is less than 135% average family income for workforce housing or their income is 80% of average family income. Most public-private affordable housing projects have a specified percent of units at affordable housing rents.

- Branch Libraries

Libraries, in addition to providing access to books, periodicals, Internet and other media, also are a safe space for students to do homework, study. Libraries promote upward mobility by providing resources. The branch libraries included in the bond measure will be in a mixed-use building with the library on the ground floor and affordable apartments above.

- Sidewalks, multi-use paths, parks.

Multi-use paths are for pedestrians and 1 and 2 wheeled vehicles.

- Cyber security upgrades

Victor Dodier said city staff can't participate in promoting infrastructure bond measure, but city councilors can.

Funds in the bond measure that were to be used to improve McGilchrist are being used for other transportation projects including a stop light on Davis Road. Grants to fund McGilchrist Street improvements freed up funds for that purpose in the bond measure.

Vanessa Nordyke will hold a town hall on Friday, November 4th at 6 pm in the Anderson Room in the Salem Public Library.

2. City Reports

- Police

No police report was given. Sargent Hard was not present as he thought the meeting was on Zoom.

- Code Compliance

Deb Romano said residents of the house at 1165 Cross Street will be evicted by midnight on Friday, October 14th. If they don't leave the Sheriff will remove them. House was bought by an investor who will remodel the house so it can be sold.

Jim Schepke commended code enforcement on their efforts to remove signs from the right of way. He said he noticed fewer political signs in right of way. Deb said Officer Myers in Planning is responsible for sign removal.

3. Announcements

Volunteer recognition Monday 10/17 at 5 pm Loucks Auditorium. Roz Shirack and Mark Wigg will be recognized.

This year's fall leaf haul will be from 9 am to 3 pm on November 19th and December 10th at Brown's Island Demolition Landfill, 2895 Faragate St. S. Deb Romano said that if you put leaves in the street you can be cited with a \$250 ticket.

4. Neighborhood Concerns

Short-term rental proposed at 795 Church Street, corner of Church and Mission Streets.

Carlene and Wally Benson were opposed to the short-term rental. They were concerned about it impacting the social fabric of Gaiety Hill. Carlene said Sylvia Strand could not attend the meeting and she sent a letter (**Exhibit B**) from Sylvia to Victor that opposed the short-term rental.

Jon Christenson said another short-term rental at 725 Church St. is in the National Register Historic District, a residential district that doesn't allow commercial uses. Recently families with young children have moved into Gaiety Hill.

Evan West asked if anyone knew the value of the property?

Mark Wigg said SCAN previously voted against the short-term rental at 725 Church Street.

Linda Nishioka said a conditional use allows the owner to rent a room for short term rentals when the owner is present.

Jon Christenson said in a conversation with City staff who said they saw short term rentals as an experiment. He observed that City staff sees short term rentals differently than residents.

Lorrie Walker said the matter should be referred to Land Use Committee. Roz should have information on the discussion about the short-term rental at 725 Church Street.

A comment was made that money from short term rentals usually doesn't stay in Salem. It doesn't benefit Salem and its residents. It was mentioned that Salem's land use decisions reflect a deference paid to rights of property owners. Another person mentioned Salem has a housing shortage and it doesn't make sense to remove housing from the market.

5. Street Painting project

Brian Hart said they are looking at locations. Information on street painting, including pictures of the artwork, is [here](#).

Highland NA is having a block party with free food and band at corner of Columbia and Maple to celebrate their street painting.

Chris D'Arcy said there are many artists in SCAN. She has talked with people living on Fairmont Hill about location.

Someone asked how long does street art last? It lasts between 2 and 4 years.

6. **Climate Friendly and Equitable Communities Rule**

Bob Cortright, retired from DLCD presented information on and answered questions about Oregon's Climate Friendly and Equitable Communities Rule.

Transportation plans must address climate change. Transportation is 40% of climate changing emissions. EVs are coming but won't solve it. A recent study said we must drive 20-40% less in vehicles that have reduced emissions to meet climate goals.

Existing development increases vehicle miles traveled. Most new development is on the edges of cities.

A climate friendly area is an area where vehicles aren't needed and people can walk, bike, and take public transit to most destinations.

Salem staff is looking at areas that can be designated as climate friendly areas that are walkable with mixed use buildings and are transit oriented.

Bill Holmstrom said Oregon is developing restrictions on how local governments can regulate parking. Parking encourages driving.

Jon Christenson said the school district is a major obstacle to climate friendly neighborhoods.

Eunice Kim will lead the effort to develop climate friendly areas.

Jim Schepcke said that Our Salem is a step towards climate friendly areas.

John Prohodsky observed that retail is moving towards big box stores which are getting larger. This trend encourages more driving and goes against climate friendly areas with smaller stores. Bob said he has seen more small retail stores, e.g. Dollar Tree.

Victor Dodier said that city planning has since before WWII separated land uses. It will take a lot to meld retail, commercial and residential. Urban renewal destroyed a lot of neighborhoods where you could walk to stores. The intersection at 17th and Center Streets is an example of retail embedded in a neighborhood. The intersection of Owens and Commercial has potential to become a climate friendly area. Kwan's is being redeveloped as a dental clinic with 120 parking spaces. The North Campus State Hospital site is an example of close in dense development.

Jim Schepcke said SCAN will need to develop an appetite for more multi-family residences. Since the area is built, multi-family might need to replace single family dwellings.

John Prohodsky said that increased housing density needs to be complemented by pleasant pedestrian environments, including pocket parks.

An example of climate friendly redevelopment is North Broadway where there are several businesses in mixed use and standalone buildings providing services to neighbors.

Lorrie Walker said there are hundreds of apartments planned along Battle Creek Rd. Salem had the opportunity to purchase land for parks in the area and did not.

Linda Nishioka said Salem has been trying to get a grocery store downtown. No grocer wants to build a store because there is not enough residential density to support a grocery store. San Francisco requires public open space in buildings. Unhoused people requires more security personnel which is another cost for landlords. She said she can't see moms with kids doing everything on bikes.

7. Bill Holmstrom – Cherriots Board member

Bill was appointed to the Cherriots Board by Governor Kate Brown. Cherriots Board members used to be elected, but a recent change in Oregon law now has the Governor appointing Cherriots Board members. Bill represents sub-district 7.

Bill was asked if his district includes proposed transit hub in South Salem. He does not know if it does.

In 2026 Cherriots will have an opportunity to enact a payroll tax.

Bill resigned from SCAN board.

8. Committee Reports and Chair Report

a. Historic Preservation, Parks, and Gardens Committee

The HPPG Committee did not meet in September. The HPPG report is attached (**Exhibit C**).

A motion was made by Jon Christenson and seconded by Brian Sund to:

Authorize the HPPG Committee to prepare and submit a SKIF proposal for assisting restoration of the Tarter Old Rose Collection by 31st of October.

The motion was approved unanimously.

b. Land Use Committee

The Land Use Committee did not meet in September. Skyline Ford and Withnell Dodge are concerned that the MU-II zone change would not allow them to rebuild if existing structures are damaged or destroyed. They are requesting that the MU-II zoning on the on the east side of Commercial Street between Hoyt and McGilcrist remain MU-III zoning which allows automotive uses. The north half of the block adjacent to Hoyt has a non-automotive use and Roz has requested that that parcel be changed to MU-II zoning. The Council deferred a decision to next meeting.

c. Transportation Committee

John Prohodsky, Jim Scheppeke, and Victor Dodier attended the September meeting. A pedestrian safety conference suggested by John was discussed. His motivation for the suggestion was to introduce proven strategies and transportation designs that increase pedestrian and bicycle safety showcasing Strong Towns and Not Just Bikes videos on YouTube.

Cherriots Discussion

A transit center, like the one at Keizer Station, has been proposed for South Salem. The location being discussed is at the intersection of South Commercial and Wiltsey Streets.

The core transit network in the Cherriots long range transit plan doesn't do much for SCAN. The core transit network in SCAN has bus routes on Liberty St, Commercial St, 12th St, 13th St, and a dog leg into the Salem Health campus.

"Riders of Choice" such as commuters were talked about in the past and are not being talked about today. Transit ridership is way down not only in Salem but nationwide.

d. President's report

Monthly meeting issues

SSHS issues include the need for a door monitor (doors are locked) and no access to AV.

Do we want to meet in person (SSHS or Pringle) or virtually? Then consensus is to meet in person. Jim Scheppke said the large number of attendees of attendees at today's meeting is a good reason to continue meeting in person.

Irma Coleman said she met with the City Manager and discussed that Neighborhood Associations are having problem finding meeting locations. The City Manager will discuss using schools for Neighborhood Association meetings at his meeting with Superintendent Christy Perry.

It was mentioned that SSHS track access from Rural Street is blocked.

Ros asked Victor by email for clarification on recording volunteer time. Victor said he wanted Council and City staff to know how much SCAN is involved in the City. Volunteer time should reflect time spent in neighborhood Board and subcommittee meetings and other City meetings, volunteering to maintain City property and support City activities.

If you want to volunteer, volunteer opportunities can be found at [Salem's volunteer page](#).

Victor brought up noise at the Neighborhood Association chair's meeting. There was only one response, a Neighborhood Association chair said they were burned on noise ordinances.

Meeting adjourned at 8:36.

Exhibit A

Attendees for Month Day, 2022 SCAN Zoom Meeting

Board Member	Email Address	Present	Board Member	Email Address	Present
Christenson, Jon	edscannewsletter@gmail.com	X	Schumacher, Jeff	jeff.schumacher@gmail.com	X
Chute, Christine	cachute@gmail.com		Shirack, Roz	rozshirack7@gmail.com	E
Dodier, Victor	vi.dodier@teleport.com	X	Sund, Brian	sund60@icloud.com	X
Holmstrom, Bill	williamh@gmail.com	X	Snyder, Carol	snyder2858@comcast.net	
Prohodsky, John	johnmpro@gmail.com	X	Walker, Lorrie	dakotalor@msn.com	X
Rubel, Ron	ronrubel@comcast.net		West, Evan	evanwest714@gmail.com	X
Schepcke, Jim	jschepcke@comcast.net	X	Wigg, Mark	mark_wigg@hotmail.com	X

Other Attendees

Linda Nishioka, City Councilor Ward 2
Vanessa Nordyke, City Councilor Ward 7
Deb Romano
Nic Olson
Brittany Vollmar
Gail Gutler
Christine D’Arcy
Irma Coleman
Chris Barber
Wally Benson
Carlene Benson
Linda Kelly
Lennard Kelly
Brian Hart

Exhibit B

Sylvia Strand’s letter opposing short term rental at 795 Church St. SE

10 October,2022

SCAN Meeting

Reference: application for exception to single family
Residences in Salem Historic District

Request that my opinion be read at Scan meeting concerning exception for short term rental at the property at the corner of Mission and Church Streets.

My family has lived in the Historic District for approximately forty years, mainly at 545 Mission Street, built by Oregon's first landscape artists, Lord and Schryver who designed many gardens in Salem and Portland.

When my husband died in 2011, I could no longer take care of house and garden . I moved across the alley to a smaller property on Leslie street ,where at age 87 I have lived for the past ten years .

I gave the Lord and Schryver Conservancy the first right of refusal to purchase 545 Mission Street, believing that it might preserve and maintain for all to visit , learn and protect the neighborhood .This was accomplished and the garden is now made available to students,gardeners, tourists and Salem residents.

Many residents of Gaiety Hill are elderly and more and more young families are moving in to raise their families as properties become available. There has already been one exception granted to a property on High Street.If another exception is made, more will surely follow and Salem's Historic District will eventually become unrecognizable.

Request this application be denied for a short time rental to allow our family oriented neighbor survive into the future.

Respectfully submitted,
Sylvia Strand

Hood

Exhibit C

Historic Preservation, Parks and Gardens Committee Report

HISTORIC PRESERVATION, PARKS & GARDENS (HPPG) Updates Oct
2022



1. NEXT HPPG MEETING, Monday, October 24, 2022 at 2 PM.

LOCATION TBD: Historic Royal House on High Street or ZOOM (COVID precaution)

Agenda includes:

(a) **Climate Change & City Parks**, also the use of herbicides in the parks, with an invited guest, **Ken Bierly**. Ken is on the City task force, a scientist. He worked with Dr. Robert (Bob) Frenkel at Oregon State University, also Dr. (Ted) La Roe from NOAA, + Oregon DSL in wetlands mitigation.

(b) Personal invitation from the owner (private residence) for the Committee to visit a National Register property: the **Smith-Ohmart Residence (Italian Bracketted Style architecture)**, built in 1870. The structure predates the Bush House, and is "one of the earliest properties developed in all of South Salem" National Register. Built by Fabritus R. Smith. Fabricus Smith arrived in 1846, following the Oregon Trail, driving an ox team for Joseph Waldo. He served in the Oregon House of Representatives in 1876 and 1878. His wife, Virginia Pringle Smith taught at the first school in Salem, outside of Willamette University. Her

grandmother founded Pacific University in Forest Grove, Oregon. The Smith family lived in the house for 73 years, with many teachers in the family over several generations. Fabricus Smith also served as Vice President of the Board of Trustees at Willamette University. Committee members will have an opportunity to see an exceptional garden space, and very well maintained historical home.

(c) update on the restoration/rehab of the sundial area in the **Rose Garden in Bush's Pasture Park**. Next steps to take place. SCAN has been a champion, partner in the endeavor with assistance from the Salem Parks Foundation (\$600 grant designation from SPF to the work). The project was spotlighted in a front page of the Foundation newsletter.

2. CLASS 2 HISTORIC DESIGN REVIEW CASE NO.HIS22-26 — **Stovall House (c. 1920)** - 540 Leffelle Street SE

Proposal to repair windows and the chimney, replace siding, roof shingles, the driveway and front walkway. Currently under review.

3. ACTION REQUESTED

City has requested preliminary concepts for the SPIF 2022-2023 cycle by October 31, 2022. Brian Sund and Christine Chute have recommended SCAN continue to assist the restoration/rehabilitation of Tarter Old Rose

Collection within Bush's Pasture Park.

The Rose Garden is an important, high visibility, feature identified in the BPP/Deepwood Gardens Cultural Landscape Management Plan (CLMP), it is ranked one of the 5 favorite areas of the park (CLMP Appendix H at 28). At the northwest corner of the park near the intersection of High & Mission Street, SE, "gateway point" into SCAN on High Street. Very popular area to stroll, walk.

For decades, neighbors, SCAN residents have volunteered to care for the garden. Volunteers include Brian (Sund) and Carel DeWinkel who served on the SCAN Board for many years. One of the goals of the adopted 2021 Cultural Landscape Management Plan is to improve the quality, "appearance, vigor and overall vitality of the collection' CLMP 62.

ACTION REQUESTED PLEASE from the SCAN Board — is to authorize the HPPG to prepare and submit a preliminary SPIF proposal for assisting restoration in 2023 of the Collection.

This project connects directly to SCAN's earlier SPF support, restoration of the brick focal point in the center of the Tarter Old Rose Collection. Restoration of brick focal point received the highest award of the year from the Salem Historic Landmarks Commission for the outstanding project, design, in historic preservation.