



**NEIGHBORHOOD ASSOCIATION**  
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Meeting Minutes September 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:**

David Swiderski  
John Miller  
Scott Morse  
Jeremy Schoenfelder  
Bob Myers  
Elissa Edge  
Mindy Merritt  
Mace V  
Hanna Lopez  
Deb Cozzie  
Mike Wilkes

**Guests**

Jackie Leung, City Councilor, Ward 4  
Sean Silverstein - CPID  
Dave Mojico – Scott /Edwards Architects  
Kaylyn Berry  
Maria Rojo de Steffey – Engage  
Lisa McClellan – S/EA Architects  
Jessica Woodruff – Community Development Partners

1/3

**1. Call to Order and Introductions**

Kathleen said she has not been getting the agenda and would like to be added to the email list. The meeting was called to order around 6:45 PM by Vice Chair Mike Hughes. Attendance taken, quorum declared present, and people introduced themselves.

## **2. Approval of Minutes**

Approved minutes for June and July meeting. (Note there was no meeting in August)

## **3. Police Officer Report**

Police Officer was not present so that no report was given.

## **4. City Councilor Report**

City council member Jackie Leung gave report.

There was a permit change made for allowing construction to occur between 12am and 7am at the Costco site. This was done to allow for pouring concrete. Temperatures during the day were too high to allow the work to proceed, so the contractor applied for a change to the work permit. Neighbors have been calling in and complaining about the noise and lights waking them up in the early morning.

She said that they have shortened the time that they can work and will review the noise permit requirements. She also said that she will try to change the area for notifying neighbors from 400' to 500'.

Library opening has been delayed due to the Delta variant of COVID pandemic. Opening date has not been set. People can arrange to drop-off and pick-up books and library on-line services are available.

Neighbors can get community alerts for emergencies by signing up at the web site:

<http://www.cityofsalem.net/salem-alert>

The following are upcoming council matters:

Sept. 13: Item 6c. Annual evaluation of the City of Salem Floodplain Management Plan

Sept 20 (Work session) City Council Work Session agenda: Salem Climate Action Plan Work Session

Oct. 18: Our Salem Project: Joint City Council and Planning Commission Meeting

Nov. 15: 2022 City Council Policy Agenda

The Gospel Mission Building uses are being considered. There are 150 beds and a kitchen in the building. There was a question whether it could be used for sheltering women and children. Deb Cozzie asked to get info about this for discussing with contacts that she has with United Way.

Although the homeless have been removed from the I-5 and Market Street location they have been relocating to places such as the Roth's on Lancaster.

Some homeless people have been making fires in the triangular area south of Terrace Lake Park. Jackie said that she would look into this.

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

Several people working for groups involved with developing a plot on the west side of Battlecreek Road south of the intersection at Boones Road were present. John Miller is selling the property to Community Development Partners (CDP) who wanted to meet with the local neighborhood association to introduce themselves and the development's proposed parameters. John said that he believes that the CDP has high standards that he expects to sell the property to them. The group says they focus on arts and ecology in the development of apartments and affordable housing for the site. They are using an Engage model that works with art and community building as part of their project. They expect the apartments to be suitable for senior and workforce housing. Buildings will be less than 3 stories tall. They are planning to provide sufficient parking for residents and visitors. They intend to preserve the existing white oaks in their current locations on the property.

One of the neighbors to the proposed site asked what they will be doing about the density of development and construction noise. CDP said that they will be building the Phase 1 portion aiming on housing family and seniors making 30-60% of the area's median income. Although they could build 28 units/acre on the 7-1/2 acres of Phase 1, they have sought funding based on 184 units which is less than the amount based on that density.

Asked: "What is the timeline?" CDP responded that they are expecting that land use review will begin in August of 2022. They would like to get acceptance of the project from SGNA. They have no set date yet for when construction would begin. They are expecting to get a platinum rating from Earth Advantage for this sustainable development design.

They are planning to discuss the actual development of the site with SGNA for our November meeting.

## **6. Adjournment.**

*Meeting ended abruptly due to technical difficulties.*