

**Morningside Neighborhood Association**  
**August 12, 2020 Board Meeting**  
**MINUTES**

CALL TO ORDER – 6:31pm by Chair Pamela

INTRODUCTIONS – 19 persons present in the beginning, including 14 current MNA Board Members. 4 additional persons joined the call later.

APPROVAL OF MINUTES – A Motion to approve July Minutes passes, with no corrections.

POLICE REPORT – Not present

TRAFFIC – Alan

The crosswalk on Pringle at Copper Glenn is now completed. It will not include flashing lights.

Barbara and Al comment on the traffic impact of 300+ new households on Reed Road. It was not clear from Brandie's presentation (Multi/Tech Engineering) who will pay for improvements to Reed Road. Mark says developers are only responsible for the parts of the road adjacent to their developments. Alan suggests we keep an eye on Reed Road as amendments to the Multi/Tech plan come through.

Barbara and Geoff comment on traffic impact studies. In order to provide meaningful data, traffic impact studies should take the aggregate of all existing development projects (Multi/Tech, Steve Ward, Costco, etc.).

Trevor recalls Steve Ward's presentation re: the use of District Development Funds (DDF), which could be used to help improve Reed Road.

LAND USE – Geoff

MNA welcomes guest presenter Brandie, Land Use Consultant with Multi/Tech Engineering, representing Westwood Homes. Westwood Homes is developing a project between Battlecreek and Reed Road in the Morningside Neighborhood, including a 7-acre park along Reed Road.

About a year ago this property was approved for a 209 single-family home subdivision. The developer is now seeking zone changes from 209 single-family homes to multi-family housing on portions of the property. Under the new Zone Change Application, 2.5 acres currently zoned as Public Health will become townhomes, and 10 acres currently zoned Residential-Agriculture along Kuebler/Battlecreek will become apartments. The Zone Change Application is at the City of Salem but is not complete. There is currently a traffic study in progress, among others. Brandie is here to answer questions about the Zone Change Application.

**Morningside Neighborhood Association**  
**August 12, 2020 Board Meeting**  
**MINUTES**

Geoff asks if the 2.5 acres slated for townhomes was acquired from the State as part of the Hillcrest Property. Brandie says it was acquired from a private owner. There is currently no site plan available for this 2.5-acre piece, as it is still being worked on. As soon as a site plan becomes available, Brandie will make it available to Geoff & MNA.

Geoff asks if the proposed apartments in the 7-acre parcel will front Kuebler or Battlecreek, or if they will have their own road system. Brandie confirms they will have their own road systems although the details are still being worked out.

Geoff restates the interest of MNA to improve Reed Road. Given the location of the proposed park and subdivision (i.e., frontage along Reed Road) it is not clear who will be responsible for improving Reed Road. Brandie says depending on the conditions of approval with the City of Salem, some of that responsibility for improving Reed Road may fall on the developer.

Geoff restates the interest of MNA to have pedestrian walking paths as indicated by the Neighborhood Plan. Brandie says the planners are looking at addressing the goals of the Neighborhood Plan.

Barbara asks how many townhomes and how many multi-family apartment units are planned. Brandie says there will be approximately 124 multi-family apartment units on the 10 acres, but the number of townhomes on the 2.5-acre portion has not been finalized.

Al asks if any of the proposed multifamily housing were single-family homes in the original site plan. Brandie says both the 2.5 and the 7-acre parcels were originally single-family homes and there will be a modification to the subdivision to account for this. Trevor asks whether the new proposed subdivision overlays the old subdivision, and Brandie answers yes.

The final plan will include a mix of multi-family apartments, townhomes, and approx. 150 single-family lots, but this could change based on access, pedestrian paths, etc.

Brandie reiterates the developer's intention to share the shadow plans with MNA just as soon as they are completed.

PARKS – Muriel

There will be a Public Hearing by the Salem Historical Landmark Commission on August 20 for purpose of updating the Historic Register.

**Morningside Neighborhood Association**  
**August 12, 2020 Board Meeting**  
**MINUTES**

Muriel recommends adding a Historic Plaza and/or a State Heritage Tree in the future Fairview Park which will commemorate the area's past, from the earliest hunter/gatherers, to the Fairview Training Center and Hospital.

Motion to provide Written Testimony in a letter to the City passes. Muriel will draft and send the letter on behalf of MNA.

Pam says she received a text from a young man in the Boy Scouts who wants to build a skate park within Morningside Park. Muriel recalls a skate park was mentioned in the Fairview Park Plan, Phase 1. Pam says she will follow up with the young man.

Bennie says there is standing water near the tennis court at Morningside Park. Muriel says she will call Parks Department and follow up.

**CERT TEAM/LIQUOR LICENSES –**

No Liquor license applications.

No formal update from CERT.

**COMMUNICATION FUND/COMMUNITY HOURS MEETING**

- Muriel 12 hours
- Dennis 4 hours

**TRANSIT – Bob**

Ridership is about 25% of normal. Buses are limited to 14 passengers due to social distancing guidelines. Innovation in safety and rider protection has received national recognition.

Bob says his spot on the Transit Board will be up soon. If somebody is interested to take over, they should let him know after the meeting. Trevor asks what is the best way to contact Bob.

**COMMUNICATION – Richard**

Guest speaker Mark to discuss urban trails.

Urban trails encourage bike ridership for recreation, and also to and from shopping areas. Urban trails do not require storm water management or curbs, so the cost of urban trails is much less than

**Morningside Neighborhood Association**  
**August 12, 2020 Board Meeting**  
**MINUTES**

conventional roads. Mark says there is enough public use right of way to develop urban trails along Turner Road, among others places in Salem.

The Fairview URD is closed but has \$2 million left over with no project in the URD. The airport said they wanted the URD expanded to include the airport so they could use the money to build hangars, however it is unclear if the airport got this money – it may still be available. The City could expand the boundaries of the URD to include the route of the path, buy the land needed from DAS, and build/pave a trail from Battlecreek to Strong Rd. MNA might be able to work with SEMCA and get this done.

CITY COUNCILOR REPORT – Brad

Brad is not present.

ADDITIONAL/MISC –

Pam says she rec'd a phone call from an elderly person who wants help with cedar tree debris on Oak Hill. Pam asks for ideas. Muriel suggests the Boy Scouts. General consensus that more volunteerism will be needed in the community soon.

Geoff asks Trevor how Salem Hospital is doing with re: to COVID-19 cases. Trevor says, broadly speaking, the number of cases is less than half of the peak infection rate in May, however, this is based on continued observance of preventive measures. Trevor reminds us to seek medical treatment when needed and not avoid the hospital due to COVID-19 fears.

Trevor asks Geoff for a status update on PacTrust and Costco.

*ADJOURN – Pam adjourned the meeting on **7:45pm***