

MORNINGSIDE NEIGHBORHOOD ASSOCIATION

Wednesday, September 12, 2012 6:30 p.m. Pringle Creek Community Painters Hall 3911 Village Center Drive SE

This is an open meeting. The public is invited. For more information, call: Pamela Schmidling, Chair, 503-585-6641

MORNINGSIDE Civic Involvement Goals

- To reinvigorate the Neighborhood Association through outreach and education.
- To revise and adopt the Morningside Neighborhood Association Neighborhood Plan.

AGENDA

Call to Order and Introductions: Chair Pamela Schmidling called the meeting to order at 6:35 PM. Board members and guests introduced themselves. Board members in attendance were Pamela, Lloyd, Tina, Chap, Alan, Muriel, Michael, Al, Janet, Mike and Geoffrey. A quorum was present. Pamela passed around the Outstanding Neighborhood Association award that was presented to Morningside for its work on the neighborhood plan and emergency preparedness at the August Volunteer Appreciation event.

Approval of Minutes – August and July Amended: Minutes for the August meeting were approved as submitted. The July minutes will be approved at the October meeting.

Police Report: Officer Stacie Metcalf took comments from the audience. Pamela received an e-mail from someone saying that a car was stolen somewhere on Bluff, in the area behind Trader Joe's.

Sustainable Fairview has been getting good cooperation from the police department, including the arrests of a number of trespassers. Most often these are youth involved in pranks, though they do break into buildings and have caused damage. The officer has been talking to both the students and the parents, and most of them are cited for trespassing (\$256) and are released back to the parents.

Committee Reports

Traffic: No report.

Land Use: The Land Use Committee met on September 5. The notes from that meeting are attached to these minutes.

Geoff discussed the issues raised at the Sept 5th land use committee meeting (attached) including the PAC Trust development and the development at the northwest corner of Kuebler and I-5. The current work at the PAC Trust site is for medical offices. A larger shopping center is proposed, but the retail uses will need to wait until the economy improves.

Development at the northwest corner of Kuebler and I-5 is years away. That area is currently zoned residential and ODOT is developing a new design for the I-5 Kuebler interchange. Janet expressed concern that single family development not be located

immediately adjacent to the freeway or intensive commercial uses. The board should not attempt to dictate future zoning at this site, but define principles in the neighborhood plan regarding appropriate uses and compatibility.

Lloyd felt that any large scale shopping center in the neighborhood would weaken the downtown. He preferred small scale neighborhood shopping centers.

Parks: Muriel will be delivering a letter of intent concerning Hillficker Park to the Salem Park Improvement Fund.

There are still coyotes howling away near her park, raising concern among neighbors. She has advised folks to keep their cats and dogs inside at night.

Muriel has not found anything in the Parks Plan that addresses undeveloped parks. After talking with the Parks department, she has concluded that they don't have any guidelines regarding undeveloped parks. She suggested that they think about this issue, and has offered to help.

Pringle Creek Watershed Council (PCWC): No report.

South Salem Connect: No report.

Airport: The airport administrator has stopped some apartments near the airport. This may have an impact on future development in Morningside near the airport.

Community Emergency Response Team (CERT): There will be an emergency preparedness event at Riverfront Park on Saturday, September 15 from 10:30 AM to 1:30 PM.

The cache is full of supplies, and an open house will be held on September 30 at Morningside United Methodist Church between 9 AM and 12:30 PM.

Meetings of the CERT team will be every 6 weeks at the church.

Morningside 360: Jason is working on the new plan, and the hope is that it will be finished and approved by December 31.

City Councilor Report: No report.

Announcements

Community Health Improvement Project Representative--October 11, 10-11:30 am, Salem Hospital Bldg D (CHEC), First Floor, Room 1: Pamela has received an e-mail about this from the City. She is not sure what this is about.

Janet was concerned that the time slot was not good for neighborhood participation, since it cut off those who work.

Former Mongolian Grill Property: This discussion concerned access to this former restaurant and access through its parking lot to the adjacent neighborhood. On the east side of Commercial offices have access to Commercial Street. IBM built a traffic light at that intersection for IBM employees, which also served the driveway to the restaurant across Commercial Street. This light also served as an access point for local streets behind the grill. This made it handy for neighbors to use the light as they went thru the restaurant parking lot and accessed the signal on Commercial. In the last few months, there has been a fence up at the location, and two weeks ago, the building was torn down. The neighbors wish to see the easy access through the driveway restored.

Pamela is hopeful that the developer will recognize the needs of these neighbors and restore access through the driveway.

The developer hopes to develop this space for retail uses.

Sign Code--Amy Dixon, Planner II: The amendments to the sign code have been approved by City Council, and went into effect on August 24. There are however, 3 items that have been pulled out for further community input.

These questions included:

Should nonprofit membership assembly, recreational and cultural, community services, religious assembly, and basic educational uses in residential zones be allowed to have internally illuminated free standing signs? The current code allows for non-illuminated free standing signs or electronic message centers only as conditional use.

Should illuminated signs not visible from the right of way or adjacent properties be exempt from sign permits? Currently, illuminated signs require permits, but non-illuminated signs do not.

Should businesses with vehicle viewing lanes be allowed a second sign in the drive through lane, and should they be increased from 24-32 square feet? Current code allows for one sign at 24 square feet.

Most board members had no concerns about the first two, but were concerned that the third question could result in signs that were too large.

After discussion on the issue, board members felt that this should be moved to the October meeting to give board members more time to explore it. Pamela will send out the questions to all board members in writing.

Fairview Refinement Plan: No additional comments.

Neighborhood Issues and Concerns/Communications: Pamela received a communication from someone in West Salem, asking each neighborhood to urge the Salem/Keizer School District to use the left over construction money to repair Walker Pool and bring

Olinger Pool up to code. Larry learned that Northwest Aquatics has taken over management of Olinger Pool. Lloyd suggested that Leslie Pool should be restored and reopened.

Board members did not feel it necessary to take action on this issue.

Mackenzie Farrell has attended a number of meetings and expressed interest in serving on the board, as did Aaron. A motion was made that McKenzie be *appointed to the board. The motion seconded and was passed.

Michael has decided not to serve on the land use committee at this time.

Tina recognized that since this past Tuesday was the anniversary of 9-11, we should acknowledge our police officers and fire department for their services.

Open Issues: Bob Crebs of the Salem/Keizer Transit District gave everyone information on several transit issues.

Since the transit system was revised in September of 2009, there are no longer any stops on 12th Street. Several people in the neighborhood have expressed a need for the stop at 12th and Madrona. He will carry this issue to the Transit board.

There have been some changes in the Transit District's fare system. The single-ride pass is being eliminated. Also, a combination pass is being offered for anyone who wishes to use both Chariots and CARTS.

There is not an inbound bus stop near Leslie Middle School. Hopefully, the District can restore service at Leslie, even if the stop is in a different location.

The County Commissioners and Transit Board are meeting on Monday to finalize the contract to repair and rehabilitate Courthouse Square.

MNA/LU Committee Notes

September 5, 2012 Meeting

The LU Committee discussed Retail Centers that are proposed along our portion of Kuebler Boulevard.

PAC TRUST RETAIL CENTER

at Battlecreek & Boone (off Kuebler)

(received a presentation by consultant Jeff Tross)

I-5/KUEBLER INTERCHANGE RETAIL CENTER

at NW Quadrant of I-5 at Kuebler

(developer communicated that development is years away)

Committee also reviewed ODOT plans for interchange.

MNA/LU Committee

September 5, 2012 Meeting

ATTENDANCE

The following MNA Board Members attended this meeting

Janet Bubl

Muriel Meyer

Keith Kueny

Alan Meyer

Alan Tocchini

Geoff James

GUEST SPEAKER:

Jeff Tross, Consultant, representing the Salem Clinic & PacTrust

MNA/LU Recommendations

regarding Kuebler / I-5 Land Uses

The group viewed slides of Bridgeport Village and the pedestrian shopping street concept.

This is to be preferred over the Keizer Town Center spread out automobile dominated concept.

The committee is comfortable with the designation of a Neighborhood Shopping Center that is a pedestrian oriented and compact shopping district adjacent to interchange.

Maximum 5 acres of CR Commercial Retail

Buffer the retail center from the RS single family residential by less intensive uses.

**CO Commercial Offices designation should be north and west of the retail center
RM multi-family (apartments) could be west of that between that and the single family designations.**

Land west of 127th should be RA single family residential.

**Expand Fairview Industrial designation further south to Marietta.
Communicate these designations to ODOT
Include in the Morningside 360 Neighborhood Plan**

Copies of the committee PowerPoint will be sent to the MNA board for their information and consideration.