



# CITY OF SALEM

## Revisions to the Agenda

### City Council

555 Liberty St SE  
Salem, OR 97301

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**Monday, May 14, 2018**

**6:00 PM**

**Council Chambers**

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**3.1a.** [18-203](#) April 23, 2018 Draft City Council Minutes

**Attachments:** [4-23-18 Draft Council Minutes.pdf](#)

*Revised - Revised Minutes*

**4.b.** [18-197](#) 2018-2019 Housing and Community Development Annual Action Plan

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Attachments:** [2018-2019 Housing and Community Development Annual Action Plan](#)

[Amendments to 2014, 2015, 2016, 2017 Action Plans](#)

[Supplemental Report](#)

*Add - Add Report*

*555 Liberty St SE  
Salem, OR 97301*



## **Final Action Agenda - Minutes - Draft**

**Monday, April 23, 2018**

**6:00 PM**

**Council Chambers**

**City Council**

## EXECUTIVE SESSION

None.

## WORK SESSION

None.

### 1. OPENING EXERCISES: (Includes call to order, roll call, pledge of allegiance, announcements, proclamations, ceremonial presentations, and Council comment)

#### Call to Order

6:14 p.m.

#### Roll Call

**Present:** 9 - Councilor Kaser, Councilor Andersen, Councilor Nanke, Councilor McCoid, Councilor Ausec, Councilor Cook, Councilor Lewis, Councilor Hoy, and Mayor Bennett

### 1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

None.

### 1.2 COUNCIL AND CITY MANAGER COMMENT

Comments by: Councilors McCoid and Hoy and City Manager Powers.

### 1.3 PROCLAMATIONS

#### 1.3 a. [18-173](#) Proclamation recognizing Asian/Pacific American Heritage Month

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Mayor Bennett read and presented the proclamation to Jacqueline Leung and other members of Salem's Asian American and Pacific Islander communities.**

**1.3 b.** [18-174](#)

Proclamation recognizing National Historic Preservation Month

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Mayor Bennett read and presented the proclamation to Keving Sund, Chair, Historic Landmarks Commission.

## **1.4 PRESENTATIONS**

None.

## **2. PUBLIC COMMENT: (Comment on agenda items other than public hearings and deliberations)**

Appearances by:

Linda Wallmark, Representing 350 Salem OR, 4734 Bradford Loop SE, Item 3.3a, File 18-177

Bob Cortright, 373 Suncrest Avenue NW, Item 3.3a, File 18-177

Sue Dauer, 665 Church Street SE, Church Street parking time limits

Jacque Healey, 747 Church Street SE, Church Street parking time limits

Jan Keidatz, 3797 June Avenue NE, No parking signs and 2194 and 2195

Vaughn Street

Gary Keidatz, 3797 June Avenue NE, Houses on Vaughn and Coral Streets

Jim Hill, 2465 Fisher Road NE, Fisher Road fatality and continuing excessive speeding

Agenda Item 8, Public Comment, was also heard during Agenda Item 2.

Questions or Comments by: Councilors Lewis, Andersen, Hoy, Mayor Bennett, and City Manager Powers.

## **3. CONSENT CALENDAR: (Includes approval of minutes, adoption of routine resolutions, and items of business requiring Council action)**

A motion was made by Councilor McCoid, seconded by Councilor Andersen to approve the consent calendar.

Questions or Comments by: Councilors McCoid and Lewis and Mayor Bennett.

Councilors Nanke and Lewis registered "no" votes on item 3.3a.

The motion carried by the following vote:

**Aye:** 9 - Kaser, Andersen, Nanke, McCoid, Ausec, Cook, Lewis, Hoy, and Bennett

Nay: 0

Abstain: 0

### 3.1 MINUTES

3.1 a. [18-183](#) April 9, 2018 Draft City Council Minutes

**Action: Approved.**

3.1 b. [18-189](#) April 16, 2018 Draft City Council Work Session Minutes

**Action: Approved.**

### 3.2 RESOLUTIONS

**None.**

### 3.3 ACTION ITEMS

3.3 a. [18-177](#) Modifying Salem-Keizer Area Transportation Study goals to include reducing greenhouse gas emissions.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Authorized the Mayor to sign the attached letter requesting that the proposed Regional Transportation Systems Plan, Goal 7, include "and to reduce greenhouse gas emissions" after the current language of "minimize the impact to the natural and built environment."**

3.3 b. [18-179](#) Cable Television Franchise Extension.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Authorized the City Manager to execute the cable television franchise extension agreement with Comcast of Oregon I, Inc. (Attachment 1) to allow staff, together with Marion County, sufficient time to complete approval of the cable television franchise agreement.**

### 4. PUBLIC HEARINGS

4. a. [18-162](#)

West Salem Zone Code Clean-Up Amendments

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

**Staff presentation by Bryan Colbourne, Planner, Community Development Department and Tory Banford, Management Analyst, Urban Development**

**Organizations Testifying: None.**

**Persons Testifying:**

**Jim Allhiser, Chair, West Salem Neighborhood Association**

**E.M. Easterly, Ward 8**

**Steve Anderson, 3240 Gehlar Road NW**

**Questions or Comments by: Councilors Andersen, Lewis, Nanke, Kaser, Hoy, McCoid, and Mayor Bennett.**

**Other comments by:**

**Scott Mansur, DKS Associates, 117 Commercial Street NE**

**A motion was made by Councilor McCoid, seconded by Councilor Kaser to proceed to second reading for enactment of the West Salem Zone Code Clean-Up amendments, including various zoning code amendments, comprehensive plan map amendments, neighborhood plan map amendments, and zone map amendments to certain lands generally along Wallace Road NW, Edgewater Street NW, and Second Street NW.**

**The motion carried by the following vote:**

**Aye:** 9 - Kaser, Andersen, Nanke, McCoid, Ausec, Cook, Lewis, Hoy, and Bennett

**Nay:** 0

**Abstain:** 0

**Mayor Bennett announced a five minute recess. The meeting resumed at 7:45 p.m.**

**4. b.     [18-178](#)**

Appeal of Hearings Officer decision approving Conditional Use /  
Quasi-Judicial Zone Change Case No. CU-ZC17-14 for property located  
in the 700 to 800 blocks of Commercial Street NE.

Ward(s): Ward 1  
Councilor(s): Kaser  
Neighborhood(s): CANDO

**Disclosure of ex parte contacts were made by Mayor Bennett and Councilors  
Hoy, Andersen, Kaser, Cook, Lewis, and McCoid.**

**Staff Presentation by Bryce Bishop, Planner, Community Development Planning  
Services Department**

**Organizations Testifying: None.**

**Persons Testifying:**  
**Dan Clem, Applicant, Executive Director, Union Gospel Mission**

**Questions or Comments by: Councilors Lewis, Andersen, Kaser, McCoid, Cook,  
Hoy, and Mayor Bennett.**

**David Glennie, Appellant, 445 Myers Street SE**

**Questions or Comments by; Councilors Andersen, Kaser, Hoy, Cook, McCoid,  
and Lewis.**

**Other persons testifying:**  
**Janet Carlson, Ward 3**  
**Alan Mela, 299 D Street**  
**Christy Wood, 311 Commercial Street NE**  
**Candi Hughes, 7901 Suver Rd, Monmouth**  
**Rick Bratton, 345 Commercial Street NE**  
**Tom Ellis, no address provided**  
**Dick Withnell, no address provided**  
**Mike Roberson, 3100 Ryan Drive SE**  
**Loretta Miles, 549 18th Street SE**  
**Mike Potts, Resident, Union Gospel Mission**  
**Paul Wulf, 2295 High Street SE**  
**Lisa Campbell, 1133 Lansford Drive SE**  
**Terri Hancock, 1596 Brewster Court SE**  
**Jeanine Knight, Ward 4**  
**Ekatrina Smiley, Resident, Simonka Place**  
**Warren Bednarz, Ward 7**  
**Bruce Donohue, UGM Employee/Attended Program**

**A motion was made by Councilor McCoid, seconded by Councilor Andersen to  
extend the meeting to 10:45 p.m., and the motion carried by a unanimous  
vote.**

**Testimony continued:**  
**Gregg Peterson, 3678 Bayonne Drive SE**

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Jim Garaventa, 1410 37th Avenue  
Chris Blackburn, 360 Belmont Street  
Dana Vugteveen, 401 Center Street  
Mirabel Ortiz, 399 Belmont Street SE  
William Long, 1127 Broadway NE  
Ross Hopkins, 1127 Broadway Street NE  
Paul Young, 4705 Portland Road  
Gene Pfeifer, Resident of Silverton  
Jeff Tross, Tross Consulting Inc., 1720 Liberty Street SE, Applicant's Consultant  
Phil Grillo, Appellant's Representative  
Alan Sorem, 250 Church Street SE, Applicant's Representative

Rebuttal by applicant: Dan Clem

Questions or Comments by: Mayor Bennett, Councilors Nanke, Kaser, Cook, and Lewis.

A motion was made by Councilor Kaser, seconded by Councilor McCoid to close the public hearing and keep the written record open on the following schedule:

- The record will remain open to written testimony to April 30, 2018 at 5:00 p.m., no new evidence may be submitted after April 30, 2018,
- The record will remain open to any rebuttal testimony to May 7, 2018 at 5:00 p.m., and
- The record will remain open only to the applicant to submit final written argument until May 11, 2018 at 5:00 p.m.

Questions or Comments by Councilors Andersen, Kaser and Nanke and Mayor Bennett.

The motion carried by the following vote:

**Aye:** 9 - Kaser, Andersen, Nanke, McCoid, Ausec, Cook, Lewis, Hoy, and Bennett

**Nay:** 0

**Abstain:** 0

**5. SPECIAL ORDERS OF BUSINESS: (Items deferred from the Consent Calendar; Mayor and Councilor Items; Items which require a selection among options; or of special importance to Council; management reports; presentations by City boards, commissions, committees, or outside agencies)**

None.

**6. INFORMATION REPORTS: (Items that require no Council action)**



**6. a.     [18-171](#)**

Planning Administrator Decision - Replat Case No. REP18-01 -  
Approved - City of Salem (Luke Gmazel, Public Works) - 750  
Commercial Street NE - An application to consolidate existing lots  
and vacated rights-of-way into one lot approximately 3.68 acres in  
size in order to accommodate future development of the City of  
Salem's new Police facility.

Ward(s): 1

Councilor(s): Kaser

Neighborhood(s): CAN-DO

**This Informational Report was received and filed.**

**7. ORDINANCES**

**7.1 FIRST READING:**

None.

**7.2 SECOND READING:**

None.

**8. PUBLIC COMMENT: (Other than agenda items)**

Item 8, Public Comment, heard during Item 2.

**9. ADJOURNMENT**

10:44 p.m.

TO: Mayor and City Council  
THROUGH: Steve Powers, City Manager  
FROM: Kristin Retherford, Urban Development Director

SUBJECT:

Supplemental Report: 2018-2019 Housing and Community Development Annual Action Plan

Ward(s): All Wards  
Councilor(s): All Councilors  
Neighborhood(s): All Neighborhoods

ISSUE:

Distribution of unanticipated additional allocations of CDBG and HOME funding to be reflected in the 2018-19 Housing and Community Development Annual Action Plan.

SUMMARY:

The City of Salem an annual entitlement allocation from the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant funds (CDBG) and HOME Investment Partnership Program funds (HOME) exceeds the amounts anticipated during the 2018 grant cycle. The Community Services and Housing Commission (CSHC), during their review and scoring of applications through the annual federal programs grant process, has recommended full funding for multiple CDBG and HOME grant applicants as identified in the Annual Action Plan.

The CHSC recommendation for any additional unanticipated HUD allocation is that it be distributed among those entities currently recommended for partial grant awards, up to their full grant request. In the CDBG category, partial funding was recommended for five applicants and no funding was recommended for four applicants.

The table below indicates revised CDBG allocations following CSHC recommendations. The five applicants with grant awards less than their full request are now receiving full grant awards and the remaining additional funding is allocated to Women at the Well – Grace House, which is the unfunded applicant with the next highest score.

Revised CDBG Allocations:

Application Title	Agency	Requested	Award	Revised
Microenterprise Resources, Initiatives & Training	MERIT	\$ 93,000	\$ 89,845	\$ 93,000
Day Center Rehab	ARCHES	\$300,000	\$282,500	\$300,000
Prevention of Domestic Violence	CFH&S	\$ 90,000	\$ 81,900	\$ 90,000
Interim Housing Assistance	CHP	\$ 55,000	\$ 51,500	\$ 55,000
Family Case Management	SIHN	\$ 75,000	\$ 67,500	\$ 75,000
Case Management	WATW	\$ 49,880	\$ -0-	\$ 26,640
Youth and Resource Center Case Management	MWVCAA	\$ 82,486	\$ -0-	\$ -0-
Low-Income Dental Care	RK Dental	\$296,100	\$ -0-	\$ -0-
Winter Maple Bikeway Improvements	City of Salem	\$825,000	\$ -0-	\$ -0-

Key:

CFH&S – Center for Hope and Safety

CHP – Congregations Helping People

WATW – Women at the Well

MWVCAA – Mid Willamette Valley Community Action Agency

SIHN – Salem Interfaith Hospitality Network

### Allocation of unanticipated HOME funding:

Staff will discuss the unanticipated HOME funding allocation with the CSHC at their next meeting and will return to Council at a future date for action on the distribution of these additional funds.

Shelly Ehenger |  
Federal Programs Manager |