



SCAN

South Central Association of Neighbors
Salem, Oregon
555 Liberty Street SE Room 300 Salem, OR 97301

Received At Council Meeting
Meeting Date: 10/8/18
Agenda Item: 4.a
Received by: A. Johnson
From: Carol Mitchell
(2 pages)

Sept. 16, 2003
To City of Salem Planning Commission

The South Central Association of Neighbors (SCAN) supports Salem's historic district regulations and requests the city continue to maintain them.

SCAN includes the Gaiety Hill/Bush's Pasture Park Historic District. It also includes other historic homes and areas, including Fairmount Hill and Saginaw Street. Maintaining the appearance of these homes requires a significant commitment in time, money and energy for the owners but it contributes enormously to the beauty of the neighborhoods.

Attractive downtown neighborhoods add value to the City of Salem as a whole. While growth and change mean new challenges to be addressed, SCAN is committed to preserving the unique character of the city's historic districts and seeks the city's continuing support.

SCAN, which celebrated its 30th anniversary in 2003, contains a significant piece of Salem history. "The Walking Neighborhood"--as it is known--features a historic district, Bush's Pasture Park and Deepwood Estate, parks, interesting homes and scenic strolls--all within walking distance of downtown. Like other neighborhood associations, SCAN addresses traffic, parking, and land use issues but also focuses on managing urban livability.

Historic preservation has long been an important value of the neighborhood association. Among recent activities, the board considered and commented on the city's proposed revisions to its historic preservation ordinance in 2002. And in 2003 it endorsed a project by volunteers to update the property listings of homes in the Gaiety Hill/Bush's Pasture Park Historic District. That update in the historic district is currently being completed and will be sent to the National Register of Historic Places.

The SCAN board urges the City of Salem to continue protecting the beauty and livability of downtown neighborhoods through appropriate zoning, regulation and code enforcement.

Sincerely,
Carol Mitchell
SCAN Chairperson

♦ The Walking Neighborhood ♦

Councilors and Mayor Bennett,
Carol Mitchell, now at 1910 Saginaw, Fairmount Hill, ward 2. Former owner of 525
Leslie, Gaiety Hill. Spent 8 years in Gaiety Hill, 20 years as historic district advocate.

The city is beginning to develop BnB regulations. I want to comment on two
Fairmount Bnbs I know of. Both are owner occupied, owners on site monitoring
activities and maintaining the properties. In one case, they rent out a studio in a separate
building, the other is an apartment over a detached garage. Both have plenty of parking
on quiet residential streets with limited traffic.

Fairmount has many beautiful older homes but has chosen not to become an historic
district. Nevertheless, these homeowners are considerate about renting out space and
limiting impact on the neighbors.

I understand that 725 High can NOT be owner-occupied under terms of the owners' trust.

Owner occupancy makes a huge difference in neighborhood quality of life and values.

In 2003 when I was the chair of SCAN, I lead a group of neighborhood volunteers in
updating the inventory of all the historic properties in Gaiety Hill. SCAN endorsed the
project and we had the blessing and encouragement of city staff and the landmarks
commission. The update of all the properties is now part of the record at SHPO.

At that time, SCAN also reviewed and commented on proposed revisions to preservation
ordinances.

As I reported to the planning commission at that time, maintaining homes in the historic
district requires significant commitment in time, money and energy—and following
specific city regulations.

Neighbors then remained committed to the values of the residential historic district and
to maintaining it. They still are.

Please do not commercialize this lovely residential neighborhood, a significant piece of
Salem's history.

Thank you.

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My name is Carlene Benson, I've lived in Gaiety Hill for 27 years in 2 different houses, currently at 545 Leslie St. SE, which is just around the corner from 725 High St.

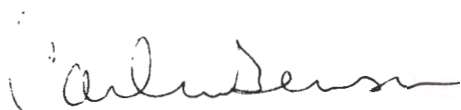
I urge you to deny any conditional use of this property other than it's intended use as a single family residence, because...

- The proposed commercial use of 725 High St. is incompatible with and will have significant negative impact on the livability and appropriate development of surrounding properties.

- Because it's a commercial enterprise it undermines the historic residential character of the Gaiety Hill/BPP National Historic District and it will destabilize the residential character of the neighborhood.

- It puts additional significant pressure for commercialization on Gaiety Hill.

- It adds security concerns as it's unknown who's staying there.



Received At Council Meeting
Meeting Date: 10/8/18
Agenda Item: 4.a
Received by: Courtney Knox-Burgh
From: JW Millegan

October 7th 2018

Mayor and Members of the City Council
555 Liberty Street S.E.
Salem, Oregon 97301

Re: Conditional Use application for 725 High Street SE in "The Gaiety Hill/Bush's Pasture Park National Historic District. Case No. CD-ADJ18-07



Mayor Bennett and members of the City Council,

My name is JW Millegan, and I am here before you to oppose the commercialization of a national treasure right here in Salem, the defacto creation of a hotel in the middle of "The Gaiety Hill/Bush's Pasture Historic District" by the Pemsco Trust Company LLC at 725 High Street. The proposed use in the historic district cannot be conditioned in such a way to lessen its negative impacts on the residential district and therefore must be disallowed.

Along with a massive volunteer effort, I led the original group which created Salem's first historic district over 32 years ago. At the time my wife and I owned the house at 505 Mission Street at the corner of Mission and High just a few blocks from here, across from the proposed hotel. My background includes over 35 years in the financial industry, but also includes work as a professional land use planner for numerous land use planning agencies including Metro, Clackamas County, Yamhill County and the Land Conservation and Development Commission (LCDC). Historic Preservation has been a passion of mine and I have written or assisted with the creation of three National Register Nominations in Oregon.

Each of the three districts I was involved in was distinctive and required different approaches. The Alphabet District in NW Portland, for example, is a very urban, dense mix use location that in 1988 was suffering conflict and demolitions. In setting up the District, our neighborhood helped pre-emptively reduce development conflict while recognizing even more mixed dense growth and protecting its history. The Willamette Historic District in West Linn, where my grandparents lived, encapsulated a turn of the century town with distinct commercial and residential districts that were frozen in time, but now faced explosive growth. The Historic District there helped direct the growth while keeping its turn of the century residential and commercial character. Without the integrity provided by these districts, many of the unique characteristics which make these areas so valuable today would likely have been demolished and rebuilt decades ago.

Salem's first district, the first one that I worked on, is closest to my heart; Debra and I got married at Deepwood and then were driven by horse and buggy to our first house in a neighborhood we loved. But the neighborhood was at risk from many fronts, and the South Central Association of Neighbors (SCAN), in which I served as Land Use Chairperson and other roles, decided that preserving our sense of place and our unique historic neighborhoods was a high priority. SCAN has several unique historic neighborhoods and we chose the Gaiety hill/Bush pasture park area as the first historic area that needed historical protection. The area had threats from a third bridge at mission, expansion of downtown, commercial creep from the liberty/commercial corridor, and of course the Hospital. The boundaries were carefully drawn based on history, politics and primarily for its residential use and enjoyed broad community support. The resulting district has been tested over the years and I am proud to see that it is cherished by its residents and celebrated by the City and even the newspaper that initially opposed it. The district is and always has been uniquely residential in character, and needs to be judged on its residential historical use to continue to survive and thrive.

While celebrated, the district will be put at risk if the City approves the defacto commercial hotel at 725 High Street. Conditional uses are not automatic and can be turned down if the adverse impacts of the use cannot be minimized by conditions. That is the case with this application. First, the staff report looks to standards for the preservation of the exterior of the house and fails to review the application in the context of a residential district. **This house is not at risk, but the change in use which is purely commercial in nature can adversely impact the entire district.** Second, guests in a hotel do not go about the day the same as those who are residents in the neighborhood – that is why there are separate zones in the city for this type of activity. In fact within a short distance of the district are several hotels, including extended stay hotels and Bed and Breakfasts that would not require spending \$150,000. What someone invests in a property is their own choice and is not a reason to allow a conflicting use, which the developer should have been aware of before investing in the property. The Staff report falsely tries to make the case that the out of state owners and the out of town property managers will be just as engaged as local ownership. I would point out that since the property is financed by the owners in their IRA, they are barred from living in the house. Given the owners will not and cannot legally live onsite, hotel guests who stay for short periods are not engaged in the community, they do not volunteer to serve, they do not vote, they do not build local relationships, nor do they get involved in the preservation of local history. Yes visitors spend money, but they can do this in properly zoned areas. A property manager's move to Salem does not change that issue in any way, and should not be used as an excuse for commercial creep that would undermine the historic district.

Opening up the district to purely commercial uses, a use that cannot be conditioned to reduce its impact is not compatible with the fabric and livability of a residential National Historic District. You need engaged residents for this residential district to survive, not part-time people. If this use is allowed it

opens up a path for the neighborhood to be hollowed out into more profitable VRBO and hotels that compete against renters and live-in owners. The bottom line is that these owners have chosen a path to make more money that has major impacts on the neighborhood livability without regard to the residential National Historic District. The owner's choice will net them more than double the money or more than what they would get for just renting the house. This is not a choice of civic pride or a reason to approve the non-compatible use. Once you allow one commercial use like this, speculation in the district can cause values to increase toward *higher commercial values, reducing incentives to preserve its residential values* resulting in fewer residents along with it, which erodes the residential nature of the district itself. We have also seen what happens to historic residences that are left to rot when the underlying residential historic zone is compromised. This is not an issue of inclusion as the owner would have you believe - it is the pure greed of out of state investor.

I strongly recommend that you deny the conditional use because no amount of conditions can reduce the adverse impact on the livability of the neighborhood and the residential National Historic District.

Sincerely,

JW Millegan
jw@millegan.co



Received At Council Meeting
Meeting Date: 10-8-18
Agenda Item: 4.d
Received by: Kenny Larson
From: ELNA

EAST LANCASTER NEIGHBORHOOD ASSOCIATION (ELNA)

October 8, 2018

To: Mayor Bennett and Salem City Councilors
From: Susann Kaltwasser, co-president ELNA
RE: Water-Sewer Rate Increase (Item 4.d)

The East Lancaster Neighborhood Association board discussed the proposed increase in water/sewer rates. While some members are not pleased with the increase, we did not take a position on the proposal.

Our concern is over the impact that this increase will have on low-income households and those on fixed incomes. The board feels that there needs to be an increase in the assistance program for utilities.

Currently there is only a small discount for qualifying elderly or disabled persons who are also low income. The board asks that the Council consider looking at expanding the program to include all low-income families, especially those with small children.

This past year we have seen a sharp increase in property taxes from the two City bonds and the School District bond that will increase the pressure on those people on fixed incomes. Adding to this was an increase to the garbage fee, and we understand there may be another increase in those fees soon. All of this adds up very quickly and puts pressure on people who are trying to stay in their homes.

We know that the members of the Council are not heartless, uncaring people. We know that you want to address important infrastructure needs, but we also know there should be a balance between the City's needs and the needs for people to be able to meet their personal needs and safety.

Water is not a luxury. It is an essential need of everyone.

The unintended consequences of raising City fees are sometimes hard to judge. It is even harder when there is not good data being collected. Some time ago it was reported to the City Council that approximately 150 households have their water turned off each month. There was not data on what those people did in order to get their service restored. Staff just assumes that 'most people eventual pay their bills.' But where that money comes from is not tracked. Staff refers people to other agencies, but there is no follow up to see if they got assistance.

From personal experience in helping some of these people who had their water turned off, I know that some are making very difficult decisions on where to get money to pay their water bill. Some people have to forgo getting their medications, paying for heat, or making the car payment, for example. Some families who are under the supervision of DHS - Children's Services have been told that without water and heat, their children will be put in foster care.

Meeting Date: 10/8/18
Agenda Item: 14.A
Received by: C. Knox-Busch
From: Jane Cummins

October 8, 2018

To: Mayor Chuck Bennett and Members of the City Council

RE: CU-ADJ18 - 07 Conditional Use, 725 High Street,
in the Gaiety Hill/Bush's Pasture Park National Historic District

I am writing in opposition to this conditional use proposal allowing an existing single family dwelling to be used as a short-term rental.

The applicant claims the use will be reasonably compatible with the neighborhood. The applicant has noted the "historical beauty" of the house and argues that this proposed use will further meet a requirement to encourage cultural heritage tourism.

The City staff reports that a short-term rental is not classified as a residential use under the UDC, but is allowed in a residential single area because the uses generally are found to be reasonably compatible and appropriate in residential areas; i.e., people sleep and eat there.

I oppose the application for the following reason:

The proposed short-term rental use, a commercial use, is not reasonably compatible within this residential area. The Gaiety Hill and Bush's Pasture Park area has been designated as a special neighborhood in Salem, one to be preserved because it has some of Salem's oldest homes built between 1878 and 1938. 725 High Street is an historic contributing resource within a national historic district, approved in 1986 as Salem began appreciating that our historic homes were treasures within our community. I put emphasis on "national" since we as a country, though young among others, recognize that we too should preserve historic structures and neighborhoods.

In addition, I urge the City Council to reject the idea that short-term rental uses be approved in an effort to encourage cultural heritage tourism. Do we really want to start encouraging short-term rentals in historic districts? Visitors may like to stay in a historic area, but they are not part of the fabric of a neighborhood. While short-term rentals may be allowed in some residential areas, commercial uses in this nationally designated historic residential district will compromise the fabric of Gaiety Hill/Bush's Pasture Park National Historic District and could eventually destroy it.

Sincerely,



Jane Cummins
158 Muirfield Ave SE
Salem, Oregon 97306

Received At Council Meeting
Meeting Date: 10/8/18
Agenda Item: 4-b
Received by: A. Johnson
From: Natalie Janney
with MultiTech Engineering

Sky Meadows Estates Subdivision

Proposed Conditions of approval.

Condition No. 1: Design and construct a storm drainage system that provides flow control and treatment as required by the 2014 Public Works Design Standards.

Condition No. 2: Relocate the existing storm drain and sanitary sewer systems into the new public right of way, east from the area of Lots 6 and 7, to connect to the existing facilities at the present end of Brewster Ave SE, as shown on the proposed utility plans provided with this application.

Condition No. 3: Design and construct City utilities to serve each proposed lot in conformance with the City of Salem 2014 Public Works Design Standards.

Condition No. 4: Construct the internal street to City of Salem 2014 Public Works Design Standards for local streets.

Condition No. 5: Design and construct a "Public Pedestrian Walkway" from the proposed Street "A" SE between Lots 17 and 18 to the east to connect with the future street on the vacant property when it is developed.

Condition No. 6: At the time of final acceptance of public infrastructure construction, the developer shall provide a final report from a geotechnical engineer that describes construction monitoring activities for all site earthwork and addresses the geotechnical considerations for each individual building lot.

Condition 7: Dedicate a 10-foot public utility easement (PUE) along the street frontage of all internal streets.

Condition 8: Submit a final tree conservation plan prior to final plat approval demonstrating compliance with SRC Chapter 808.

Condition 9: The applicant shall convey land for dedication along the Boone Road Frontage equal to 30 feet from centerline of said Boone Road right of way.

Condition 10: Construct a three-quarter street improvement along the entire frontage of Boone Road SE to local street standards.

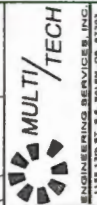
Condition 11: Obtain City approval for a quitclaim of existing sewer and storm easement located on the subject property.

Condition 12: At the time of Final Plat Approval, pay connection fees and/or deferred assessments as applicable pursuant to SRC Chapter 21 that effect this property.

Condition 13: Prior to final plat approval, the existing detached garage structure shown on the Proposed Lot 9, must be moved and relocated on outside of the required front yard setback area. The applicant must demonstrate that the required on-site parking spaces are being provided as required.

SKY MEADOWS & BOONE ROAD ESTATES

SEC. 11, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



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TENTATIVE SUBDIVISION
ALTERNATE STREET PLAN

SKY MEADOWS &
BOONE ROAD ESTATES

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE WITHOUT THE WRITTEN
AUTHORIZATION OF THE
DESIGNER.

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE WITHOUT THE WRITTEN
AUTHORIZATION OF THE
DESIGNER.

Design: M.D.G.
Drawn: C.F.S.
Checked: J.E.S.
Scale: AS SHOWN
As-Built:

JOB # 6640

1 of 1

