



General Meeting Agenda

August 6, 2026

West Salem Neighborhood Association (WSNA) General Meeting Agenda

 **Date:** Thursday, August 6, 2026

 **Time:** 6:30 PM

 **Location:** Roth's (1130 Wallace Road NW, Salem, OR 97304)

1. Call to Order

Chair: Michael Freitas

2. Reading of the Equity Statement

Presented by: Robert Garcia

3. Approval of Agenda

- Any additions to the agenda from the body?
 - Motion to approve the agenda.
-

4. Approval of Minutes

- Any corrections or additions to the previous minutes?
 - Motion to approve the minutes.
-

5. City Reports

- Salem Police Department
 - Salem Fire Department
 - City Councilors
-

6. New Business

- Nominations for Officers
 - Chair
 - Vice Chair
 - Secretary
 - Treasure

- ODOT
 - Bridge Repair Discussion
- Ryan O'Brien Planning & Land Design LLC
 - Subdivision plan for Cherry Hill along Orchard Heights Road.

7. Committee Reports

Next Meeting / Upcoming Guests

- **Next Meeting Date:** September 3, 2026

8. Adjourn



West Salem Neighborhood Association

Meeting Minutes for June 4, 2026

Location: West Salem Roth's Community Room

Vice Chair Roberto Garcia

Call to Order at 6:32

Approval of agenda: EM1st, Nick 2nd- passed

Approval of minutes: Steven motioned, EM 2nd- passed

Summary

West Salem Neighborhood Development Updates

The West Salem Neighborhood Association meeting covered updates from local authorities and a detailed presentation on a proposed development project. Sergeant Scott Cofoy from the Salem Police Department reported on recent activity, including commercial vehicle safety inspections where 13 out of 16 trucks failed, and discussed upcoming enforcement regarding e-bikes and electronic motorcycles. City Councilor Mickey Varney announced plans to acquire right-of-way and easements for Marine Drive construction as part of a \$23 million infrastructure project and mentioned a 2.9% increase in city operations fees. Gretchen Bennett from Community Services updated planned improvements to the Wallace Marine Park Softball Complex for its 40th anniversary. The main discussion centered on a development proposal by Ryan O'Brien representing the Wyatt family for a 126-acre property, which included plans to preserve most existing trees, create parks and trails, and modify road layouts while maintaining Orchard Heights Road in its current location.

Development Plan Funding Concerns

WSNA discussed the development plan, focusing on concerns about park funding and transportation. They explained that city funds are not available for parks, so the development team should handle park maintenance privately with the option to transfer it to the city later. The group also addressed traffic concerns on 35th Street, with WSNA noting that the street cannot handle additional traffic as planned in the city's transportation plan. Nick was tasked with

reviewing the transportation plan for 35th Street to gather more information.

500-Unit Apartment Development Plan

WSNA discussed a development plan involving 500 apartment units and a 63-acre zoning change, with the actual apartment land being reduced to about 20 acres due to a park and water quality facility. The development will be done in phases, starting with about 50 lots near Islander Drive, with the Wyatt family planning to control the project and sell to local home builders. The transportation plan to relocate Orchard Heights Road is expected to be filed with the city in 2-4 months, while the subdivision plans are expected in 6-8 months.

Road Development Project Discussion

The meeting focused on a road development project, with WSNA explaining that they plan to conduct a full street improvement including curb, sidewalk, and potential left turn lanes rather than just a partial section. Residents raised concerns about property impacts, environmental effects on waterways including Dahlia Swale and Archer Creek, and the placement of a proposed park versus apartment development. WSNA clarified that the road design would only build to property lines and not use eminent domain, and that a hydrology study would be conducted for waterways, with an environmental review to be handled by a specific organization once plans are finalized.

Housing and Green Space Development

The meeting focused on a development project involving housing and green spaces, with discussions about traffic studies, wildlife considerations, and zoning requirements. WSNA explained that the project includes 500 apartments across multiple sites, with specific areas designated for storm detention and parks, while emphasizing that apartment construction would not begin immediately. The conversation clarified that the project needs to meet a 15% minimum requirement for multi-family housing units within the RS zone, though the exact city requirement for multi-family settings remained unclear and needed further research.

Development Plan School Impact Concerns

The meeting focused on concerns about a proposed development plan, particularly regarding school capacity impacts and housing density requirements. WSNA raised questions about how West Salem schools would absorb additional students from the planned apartments and questioned why the developer couldn't implement lower density single-family homes instead of high-density apartments. The discussion revealed that while the neighborhood and property owners prefer single-family housing, state housing requirements are forcing the inclusion of apartments in the development plan, though specific zoning restrictions limit options for mixed-use areas.

Water and Housing Infrastructure Plans

The discussion focused on water infrastructure and housing development plans. WSNA explained that Oaks Ferry Road has sufficient capacity for a pump station and water line extension to the site, with different route options being evaluated for efficiency. The conversation then shifted to affordable housing solutions, where alternative proposals like land trusts and high-density cottage homes were discussed, though concerns were raised about state housing laws potentially limiting options. The meeting also covered plans for a detention pond and potential land trade with the city for park development on city-owned property.

Development Project Discussion Meeting

WSNA led a discussion about a development project, addressing questions about road construction, traffic flow, and utility access. He explained that street stubs would be required for developable properties and clarified that certain barriers and roads would be implemented based on city requirements. WSNA encouraged attendees to form a small group to identify and mitigate potential issues with the project, offering support from the Neighborhood Association. He announced that the next meeting would be held on August 6th, with a follow-up discussion planned to review any new information or concerns.

Housing Density and Development Concerns

WSNA discussed state-mandated housing density increases and explained the process involving legislature bills, Land Conservation Development Commission oversight, and Salem's housing capacity analysis. He shared information about PG&E's community advisory council opportunity and encouraged attendees to organize grassroots efforts to address development concerns, particularly regarding traffic impacts. WSNA emphasized the need for better communication about meeting materials and requested that presenters send information a week in advance for proper distribution to the community.

Next Meeting is scheduled for:

Next meeting is August 6, 6:30 at Roth's