



CITY OF SALEM

Meeting Agenda

City Council

585 Liberty St SE
Salem, OR 97301

Monday, April 13, 2026

6:00 PM

**Loucks Auditorium /
Salem Public Library**

This meeting is being conducted both in-person and remotely and allows remote attendance by the governing body, when requested. Interested persons may attend the meeting in Loucks Auditorium at Salem Public Library or view the meeting in real-time on the City of Salem YouTube Channel, thanks to a partnership with CC:Media. Comcast Cable subscribers can watch on CC:Media Channel 21. Please submit comments on agenda items by 5:00 p.m., or earlier, on the day of the meeting at cityrecorder@cityofsalem.net. If attending the meeting remotely, public comment and testimony may be provided during the meeting via Zoom. Remote attendees must pre-register between 8:00 a.m. and 3:00 p.m. on the day of the meeting using this link: <https://www.cityofsalem.net/comment-at-council>

EXECUTIVE SESSION

None.

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

Call to Order

Roll Call

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

1.2 COUNCIL AND CITY MANAGER COMMENT

1.3 PROCLAMATIONS

1.3 a. [26-125](#) Proclamation recognizing April as Dark Sky Awareness Month.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Recommendation:

Information Only.

Attachments: [Proclamation - Dark Sky Month 2026.pdf](#)

1.3 b. [26-138](#) Proclamation - National Library Week 2026

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

Recommendation:

Information Only.

Attachments: [Proclamation - National Library Week 2026.pdf](#)

1.3 c. [26-144](#) Proclamation - Qing Ming Day 2026

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

Recommendation:

Information Only.

Attachments: [Proclamation Qing Ming 2026.pdf](#)

1.4 PRESENTATIONS

1.4 a. [26-147](#) Presentation - Qing Ming Day 2026

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

Recommendation:

Information Only.

Attachments: [2026 Qing Ming Festival.pdf](#)

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

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

3.1 MINUTES

3.1 a. [26-129](#) March 23, 2026, Draft City Council Minutes

Attachments: [03-23-26 Draft Council Minutes.pdf](#)

3.2 RESOLUTIONS

- 3.2 a.** [26-117](#) Resolution to Adopt the Salem Natural Floodplain Functions Plan and Floodplain Species Assessment

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Natural Environment Stewardship

Recommendation:

Adopt Resolution Number 2026-9 to adopt the Salem Natural Floodplain Functions Plan and Floodplain Species Assessment.

Summary:

This resolution will adopt the Salem Natural Floodplain Functions Plan and Floodplain Species Assessment. The Plan identifies floodplain species of concern in the Salem area and provides recommendations for actions the City can take to support conservation or recovery of those species.

Attachments: [Resolution 2026-9.docx](#)
[Natural Floodplain Functions Plan and Floodplain Species Assessment.pdf](#)

- 3.2 b.** [26-119](#) Acquisition of easements for the Ferry Street Wastewater Pump Station Project.

Ward(s): 2
Councilor(s): Nishioka
Neighborhood(s): Central Area Neighborhood Development Organization (CANDO)
Result Area(s): Safe, Reliable and Efficient Infrastructure.

Recommendation:

Adopt Resolution 2026-10 declaring a public need to acquire and the City's intent to negotiate for the acquisition of an easement for the Ferry Street Wastewater Pump Station Project.

Summary:

The Ferry Street Wastewater Pump Station Project will replace an existing wastewater pump station that is over 60 years old and near the end of its useful life. Temporary and permanent easements are necessary on the adjacent property to construct and maintain the new pump station.

Attachments: [Resolution 2026-10.docx](#)
[Project Location Map.pdf](#)
[Identified Properties \(Exhibit 1 to Resolution\).pdf](#)

- 3.2 c.** [26-136](#) Acquisition of Property for the McGilchrist Street (12th Street SE to

25th Street SE) Corridor Improvement Project

Ward(s): 2

Councilor(s): Nishioka

Neighborhood(s): Southeast Salem Neighborhood Association (SESNA)

Result Area(s): Safe, Reliable and Efficient Infrastructure

Recommendation:

Adopt Resolution Nos. 2026-12 and 2026-13 declaring a public need to acquire; the City of Salem's intent to negotiate; and if necessary, authorize the City Attorney to commence eminent domain proceedings for the acquisition of easements for the McGilchrist Street SE Corridor Improvement Project.

Summary:

The McGilchrist Street SE Corridor Improvement Project is located between 12th Street SE and 25th Street SE and is included in the current fiscal year construction budget. The improvements include a center turn lane, lighting, traffic signals, bicycle/pedestrian facilities and improved drainage. Currently, approximately half the project is constructed. Design of the remaining segment has revealed additional required easements for the replacement of the Clark Creek culvert between 12th and 13th Street SE (Attachment 1).

Attachments:

[Vicinity Map.pdf](#)

[Identified Properties.pdf](#)

[Property Acquisition Summary.pdf](#)

[Resolution No. 2026-12 Property 2450 12th Street SE.docx](#)

[Resolution No. 2026-12 Legal Description.pdf](#)

[Resolution No. 2026-13 Property 2510 12th Street SE.docx](#)

[Resolution No. 2026-13 Legal Description.pdf](#)

3.3 ACTION ITEMS

3.3 a. [26-121](#)

Intergovernmental Agreement with Marion County for Stormwater Improvements within Hazelgreen Road NW

Ward(s): Ward 5

Councilor(s): Brown

Neighborhood(s): Northgate Neighborhood Association

Result Area(s): Safe, Reliable and Efficient Infrastructure

Recommendation:

Authorize the City Manager to execute an IGA with Marion County to establish terms and conditions under which the City will provide maintenance of Developer-built stormwater facilities within

Hazelgreen Road NE.

Summary:

The proposed Intergovernmental Agreement (IGA) between the City of Salem and Marion County establishes long-term maintenance responsibilities for developer-built stormwater facilities located within Marion County right-of-way.

Attachments: [Draft Intergovernmental Agreement.pdf](#)
[Project Location Map.pdf](#)

3.3 b. [26-122](#)

Lease for Suite 337 in the Chemeketa Parkade Building located at 337 Chemeketa Street NE.

Ward(s): Ward 1

Councilor(s): Tigan

Neighborhood(s): Central Area Neighborhood Development Organization (CANDO)

Result Area(s): Good Governance; Safe and Healthy Community; Strong and Diverse Economy; Welcoming and Livable Community.

Recommendation:

Authorize the City Manager to execute the attached lease with Closet Revamp at 337 Chemeketa Street NE.

Summary:

City owned leasehold space located at 337 Chemeketa Street NE in the Chemeketa Parkade is currently vacant. Closet Revamp proposes to lease the space on an annual basis with options to renew.

Attachments: [Chemeketa Parkade Lease.pdf](#)

3.3 c. [26-141](#)

Purchase and Sale Agreement for two adjacent properties. An unimproved 0.25 acre real property located adjacent to 1797-1809 Evergreen Avenue NE and the real property located at 1797-1809 Evergreen Avenue NE.

Ward(s): Ward 6

Councilor(s): Vang

Neighborhood(s): North Lancaster Neighborhood Association (NOLA)

Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community.

Recommendation:

Authorize the City Manager to execute the attached Purchase and Sale Agreement with Northwest Human Services, Inc. for the real property located at 1797-1809 Evergreen Avenue NE (Marion County tax parcel 073W24BD03400) and the adjacent unimproved real property (Marion County tax parcel 073W24BD03800).

Summary:

As authorized by Council's January 26, 2026, executive session, the Community Planning and Development Department has completed the environmental review and negotiated the acquisition of two adjacent properties owned by Northwest Human Services Inc. A Purchase and Sale Agreement has been developed for the real properties, which have a combined land area of approximately 0.95 acres (0.25 acres and 0.7 acres respectively). The properties are adjacent to the parcel acquired by the City at 2445 Market Street NE in April 2025, and together, all three sites will support the development of future affordable housing. The purchase utilizes Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD).

Attachments: [Purchase and Sale Agreement final.doc](#)

[Assessor's Map 1.pdf](#)

[Assessor's Map 2.pdf](#)

[Creekside Environmental Bid.pdf](#)

3.3 d. [26-126](#)

Acceptance of Resignation of Salem Housing Authority Resident Commissioner Heather Villegas and declaring the Resident Commissioner position vacant.

Ward(s): All Wards

Commissioners(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

Recommendation: Accept the resignation of Resident Commissioner Villegas and declare the resident commissioner position vacant.

Summary: On March 9, 2026, Resident Commissioner Villegas submitted her resignation to the Salem Housing Authority Administrator Nicole Utz.

4. PUBLIC HEARINGS

4. a. [26-133](#)

Annexation of an approximate 18.91-acre territory located at 2170 Walker Road NE and 4893 Sunnyview Road NE, including a Minor Comprehensive Plan Map Amendment to Multi-Family Residential and Zone Change to RM-II (Multiple Family Residential) for approximately six acres of the southern portion of 2170 Walker Road NE.

Ward(s): Ward 6

Councilor(s): Vang

Neighborhood(s): North Lancaster Neighborhood Association

Result Area(s): Welcoming and Livable Community

Recommendation:

Approve the annexation of the territory located at 2170 Walker Road NE and 4893 Sunnyview Road NE, including application of RS (Single Family Residential) zoning to the property at 4893 Sunnyview Road NE and RA (Residential Agriculture) zoning to the northern approximate 12.49 acres of the property at 2170 Walker Road NE, a Minor Comprehensive Plan Map Amendment to Multiple Family Residential and Zone Change to RM-II (Multiple Family Residential) for the southern approximate six acres of the property at 2170 Walker Road NE, and withdrawal of the territory from the Marion County Fire District No. 1 and East Salem Sewer and Drainage District, and advance to first reading.

Summary:

Annexation of an approximate 18.91-acre territory located at 2170 Walker Road NE and 4893 Sunnyview Road NE, including a Minor Comprehensive Plan Map Amendment to Multi-Family Residential and Zone Change to RM-II (Multiple Family Residential) for approximately six acres of the southern portion of 2170 Walker Road NE.

Attachments:

[Vicinity Map](#)

[Territory Map and Legal Description](#)

[Comprehensive Plan Map](#)

[Zoning Map](#)

[Development Services Division Comments](#)

[Finance Department Comments](#)

[Salem-Kezier School District Comments](#)

[Planning Commission Recommendation \(November 12, 2025\)](#)

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)

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

6. a. [26-123](#)

Hearings Officer Decision - Conditional Use Permit to allow a short-term rental in an existing single-family dwelling located at 5175 Foxhaven Court, SE - Approved.

Ward(s): 4

Councilor(s): Gwyn

Neighborhood(s): South Gateway

Recommendation:

Information Only.

Attachments: [Land Use Decision CU26-03](#)

- 6. b. [26-124](#) Hearings Officer Decision - Conditional Use Permit to allow a short-term rental in an existing single-family dwelling located at 930 Winter Street, NE - Approved.

Ward(s): 1
 Councilor(s): Tigan
 Neighborhood(s): Grant

Recommendation:

Information Only.

Attachments: [Land Use Decision CU26-02](#)

- 6. c. [26-131](#) Appointment of City Councilors to Advisory Committees for Safe Streets for All Action Plan and OR-22 Pedestrian Overcrossing Planning Study

Ward(s): All Wards
 Councilor(s): All Councilors
 Neighborhood(s): All Neighborhoods
 Result Area(s): Safe and Healthy Community; Safe, Reliable and Efficient Infrastructure.

Recommendation:

Information only.

Summary:

Mayor Julie Hoy appointed City Councilor Paul Tigan to the Safe Streets for All Action Plan Advisory Committee, which will provide guidance and advise staff during the City’s project to enhance transportation safety in Salem (also known as Vision Zero). Mayor Hoy also appointed City Councilors Linda Nishioka and Shane Matthews to the OR-22 Pedestrian Overcrossing Planning Study Advisory Committee, which will provide guidance and advise staff during the City’s project to evaluate options for a pedestrian and cyclist bridge over Highway 22.

7. ORDINANCES

7.1 FIRST READING:

7.2 SECOND READING:

- 7.2 a. [26-134](#) Annexation of an approximate 1.94-acre territory, including a Minor Comprehensive Plan Map Amendment to Multi-Family Residential

and Zone Change to RM-I (Multiple Family Residential), for property located at 5524 Skyline Road S.

Ward(s): Ward 7

Councilor(s): Nordyke

Neighborhood(s): Sunnyslope Neighborhood Association

Result Area(s): Welcoming and Livable Community

Recommendation:

Pass Ordinance Bill No. 5-26, approving the annexation of territory located at 5524 Skyline Road S, including a Minor Comprehensive Plan Map Amendment to Multiple Family Residential, Zone Change to RM-I (Multiple Family Residential), and withdrawal of the territory from the Salem Suburban Rural Fire Protection District.

Summary:

Annexation of an approximate 1.94-acre territory, including a Minor Comprehensive Plan Map Amendment to Multi-Family Residential and Zone Change to RM-I (Multiple Family Residential), for property located at 5524 Skyline Road S.

Attachments: [Vicinity Map](#)

[Ordinance Bill No. 5-26](#)

[Exhibit A to Ordinance Bill No. 5-26](#)

8. PUBLIC COMMENT: (Other than agenda items)

9. ADJOURNMENT

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To request accommodations or services, please call 503-588-6255 or 503-588-6003 (TTD/TTY 503-588-6439), or by e-mail at: cityrecorder@cityofsaalem.net at least two business days in advance.

Si necesita ayuda para comprender esta información, por favor llame 503-588-6003.

UPCOMING PUBLIC HEARINGS, AND WORK SESSIONS

- a. [26-127](#) Until further notice, all Salem City Council meetings will be conducted in Loucks Auditorium, located at Salem Public Library, 585 Liberty Street SE, with the option for remote attendance. Please see the meeting agenda header for more details on remote attendance. The meetings are also available to watch in real-time online at CC:Media YouTube Channel, as well as Comcast Cable CC:Media Channel 21.

CITY COUNCIL PUBLIC HEARINGS:

Exemption from Competitive Bidding and Authorization of an Alternate Contracting Method for a New Fire Station 8
Monday, June 22, 2026, at 6:00 p.m.

SALEM HOUSING AUTHORITY PUBLIC HEARINGS:

Annual Agency Public Housing Authority (PHA) plan and the Capital Fund Plan (CFP)
Monday, May 26, 2026, at 6:00 p.m.

URBAN RENEWAL AGENCY WORK SESSION:

North Waterfront URA Update
Monday, May 18, 2026, at 6:00 p.m.

CITY COUNCIL WORK SESSIONS: (Unless otherwise noted, work sessions are held in Loucks Auditorium.)

BUDGET COMMITTEE MEETINGS: (Unless otherwise noted, Budget Committee will meet in Loucks Auditorium.)

City Manager Presents Proposed FY 2027 Budget to the Budget Committee
Result Areas Reviewed: Welcoming and Livable Community, Natural Environmental Stewardship
Wednesday, April 15, 2026, at 6:00 p.m.

Budget Committee Review Meeting
CIP Public Hearing and,
Result Areas Reviewed: Strong and Diverse Economy, Urban Renewal Agency, Safe Reliable and Efficient Infrastructure

Wednesday, April 22, 2026, at 6:00 p.m.

Budget Committee Review Meeting
State Revenue Public Hearing and,
Result Areas Reviewed: Safe Community, Good Governance
Wednesday, April 29, 2026, at 6:00 p.m.

Budget Committee Recommends FY 2027 Budget to the City Council
and Urban Renewal Agency
Wednesday, May 6, 2026, at 6:00 p.m.

Alternate Budget Committee Meeting (if needed)
Wednesday, May 13, 2026, at 6:00 p.m.

2025 NEIGHBORHOOD ASSOCIATION ANNUAL MEETING DATES:

Neighborhood	- Annual Meeting Date	- Time	- Councilor
SEMCA	-----April 14-----	10:00 a.m.	----Nishioka, Matthews
Grant	-----May 7-----	6:15 p.m.	----Tigan
Highland	-----May 14-----	6:30 p.m.	----Brown, Tigan
ELNA	-----June 4-----	6:30 p.m.	----Vang
Morningside	-----June 10-----	6:30 p.m.	----Nishioka, Matthews
SCAN	-----June 10-----	6:30 p.m.	----Nishioka, Nordyke
Faye Wright	-----September 8-----	6:30 p.m.	----Nordyke, Matthews
Northgate	-----September 17---	6:00 p.m.	----Brown
NOLA	-----October 1-----	6:30 p.m.	----Brown
West Salem	-----October 1-----	6:30 p.m.	----Tigan, Varney
Sunnyslope	-----October 15-----	7:00 p.m.	----Nordyke, Gwyn
NESCA	-----October 20-----	7:00 p.m.	----Nishioka, Tigan
CANDO	-----October 20-----	6:00 p.m.	----Nishioka, Tigan
SESNA	-----October 24-----	7:00 p.m.	----Nishioka
SWAN	----- November 3-----	6:30 p.m.	----Nishioka, Nordyke

MEETING PROCEDURES

City Council meets on the second and fourth Mondays of each month at 6:00 p.m. All meetings are in Loucks Auditorium Salem Public Library, 585 Liberty Street SE.

The Mayor, who is the presiding officer, is elected at large for a term of two years. Councilors are elected for four-year terms for each of the City's eight Wards. These nine officers comprise the Council who make the policy decisions for municipal activity and pass its ordinances and regulations.

Because the Mayor and Councilors' positions are part time, without pay, the Council appoints a City Manager who is responsible for the administration and execution of the City's policies and ordinances.

The City Council generally follows Robert's Rules of Order, but has adopted supplementary rules that may be found on the City's website at:
<https://www.cityofsaalem.net/government/city-council-mayor/about-city-council/council-rules>.

THE CONSENT CALENDAR

The Consent Calendar allows the Council to save time by acting on everything listed on that part of the agenda with one motion instead of considering each item separately. If a City Councilor believes a matter on the Consent Calendar deserves further discussion, the Councilor can request that item be removed from the Consent Calendar and considered separately under "Special Orders of Business."

PUBLIC COMMENT

There are two times at every regular City Council meeting when the public has an opportunity to address the City Council. The first time is immediately prior to the Consent Calendar. This time is reserved for questions or statements regarding items appearing on the agenda, except public hearings and the merits of land use issues. The second time is at the end of the agenda. At this time, you can address the City Council on any matter of public concern, other than an agenda item. Please sign up on the Speakers Roster prior to the start of the meeting. The Mayor will announce the time for public comment, and invite persons to address the City Council. Each person has three minutes to address the City Council. Please stop speaking when your time has expired.

Individuals that would like to provide comments during the meeting but are not able to attend the meeting in person may provide testimony virtually. To do so, please sign up online on the day of the meeting between the hours of 8:00 a.m. and 3:00 p.m. at
<https://www.cityofsaalem.net/government/city-council-mayor/about-city-council/comment-and-participate-in-a-city-council-meeting>.

HOW TO GET YOUR WRITTEN COMMENTS INCLUDED AS PART OF THE AGENDA

Any written comments that you wish to be given to the City Council that are about an item on an agenda must be submitted to the City Recorder at cityrecorder@cityofsalem.net by 3:30 p.m. on the day of the City Council meeting when the item will be considered. For complete information on submitting communications to Council, please refer to Council Rule 6:

Communications:

<https://www.cityofsalem.net/government/city-council-mayor/about-city-council/council-rules>.

If you have some matter that you wish to have the City Council consider in the future, you are encouraged to submit your suggestion in writing to the City Manager at P.O. BOX 14300, Salem, OR, 97309-3986 or by email to: manager@cityofsalem.net.

PUBLIC HEARINGS

The City Council can hold public hearings to consider legislative, quasi judicial or administrative matters. To testify at a hearing, you may sign up on the Hearing Roster located in the lobby of at Loucks Auditorium before the Mayor convenes the meeting. At the time for the hearing on the agenda, the Mayor will announce when the public hearing is open. If you have signed up to speak, come forward to the podium when the Mayor calls your name. State your name and either your address or the ward you live in. If you wish to receive notice of any written decision reached at the hearing, you must provide the City Recorder your address. When you have finished speaking, the Mayor will ask the Council if there are any questions for you, so please remain at the podium for a moment.

The time limit for QUASI JUDICIAL LAND USE CASES are as follows:

1. Staff Presentation – 10 minutes
2. Affected Party – 10 minutes
3. Neighborhood Associations – 5 minutes
4. Other Interested Persons – 3 minutes per person
5. Rebuttal by Affected Party – 5 minutes

The time limit is 3 minutes per person for LEGISLATIVE AND ADMINISTRATIVE hearings. Please stop speaking when your time has expired.

The time limits for QUASI JUDICIAL HEARINGS IN NON LAND use cases are as follows:

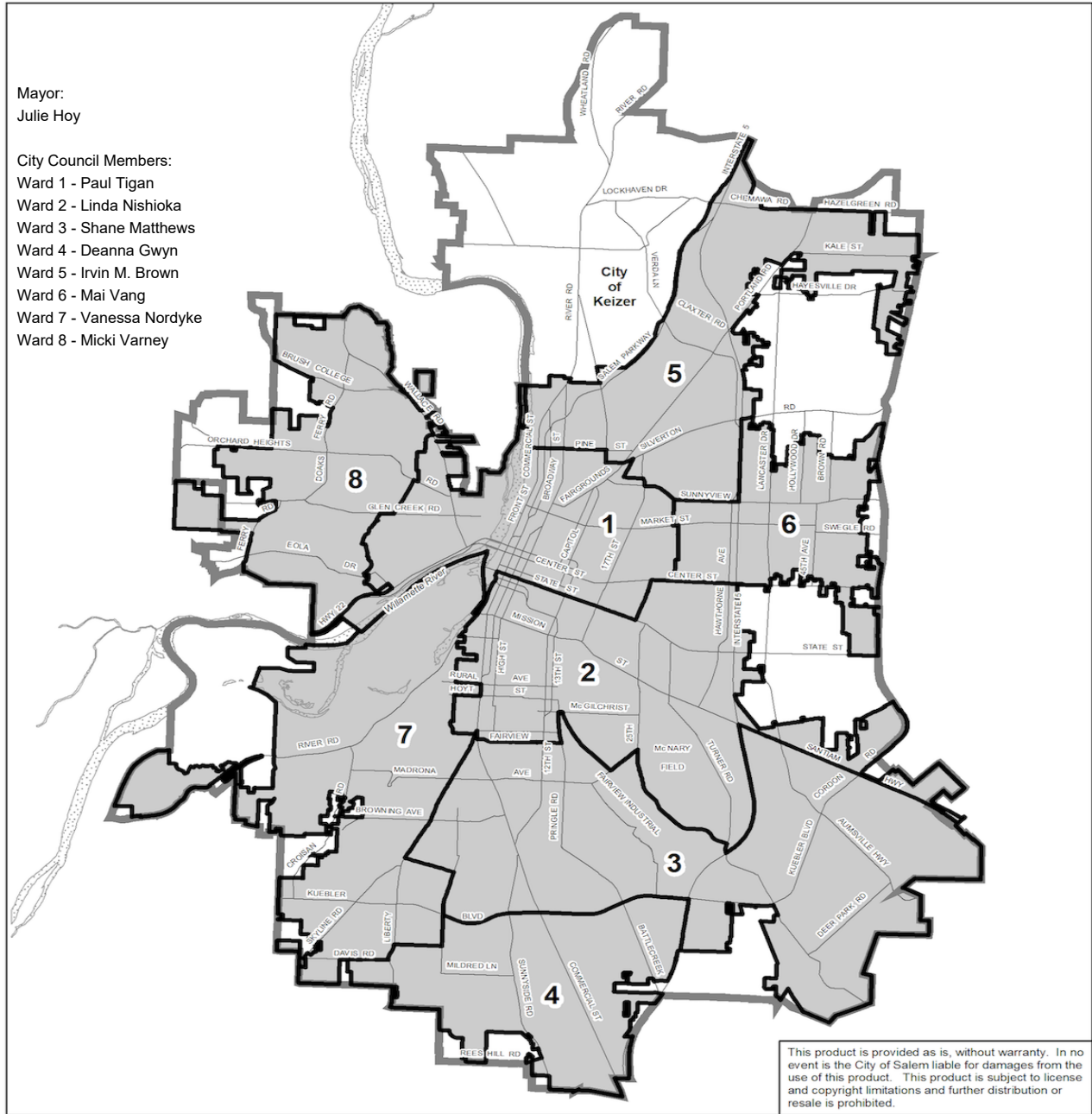
- 1. Staff Presentation – 15 minutes**
- 2. Affected Party – 15 minutes**
- 3. Neighborhood Associations – 5 minutes**
- 4. Other Interested Persons – 3 minutes per person**
- 5. Rebuttal by Affected Party – 7 minutes**

Time limits for quasi judicial land use hearings are governed by Rule 19 of the Council Rules. Parties to land use cases are encouraged to review that rule as time limits vary depending on the nature of the hearing. Further information can be obtained by contacting the Planning Administrator at 503 588 6173 or email at: Imanderson@cityofsalem.net.

City of Salem Wards

Mayor:
Julie Hoy

- City Council Members:
- Ward 1 - Paul Tigan
 - Ward 2 - Linda Nishioka
 - Ward 3 - Shane Matthews
 - Ward 4 - Deanna Gwyn
 - Ward 5 - Irvin M. Brown
 - Ward 6 - Mai Vang
 - Ward 7 - Vanessa Nordyke
 - Ward 8 - Micki Varney



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LEGEND

- Ward Boundary
- Urban Growth Boundary
- Salem City Limits
- Major Streets



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