

*585 Liberty St SE
Salem, OR 97301*



Final Action Agenda - Minutes - Draft

Monday, April 13, 2026

6:00 PM

Loucks Auditorium / Salem Public Library

City Council

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

6:31 p.m.

Roll Call

Councilor Brown attended the meeting remotely.

Present: 8 - Councilor Nordyke, Councilor Varney, Councilor Nishioka, Councilor Gwyn, Councilor Brown, Councilor Matthews, Councilor Tigan, and Councilor Vang

Absent: 1 - Mayor Hoy

1.1 APPROVAL OF ADDITIONS AND DELETIONS TO THE AGENDA

Motion by Councilor Tigan to approve the addition to the agenda. Councilor Gwyn seconded the motion.

Comments by Councilor Tigan.

The addition pertains to Item 3.2a (File 26-117), the Natural Floodplain Functions Plan was replaced with a corrected version.

The motion CARRIED by the following vote:

Aye: 8 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, and Vang

Nay: 0

Absent: 1 - Hoy

Abstain: 0

1.2 COUNCIL AND CITY MANAGER COMMENT

Comments by: Councilor Nordyke and Council President Nishioka.

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

Council President Nishioka read the proclamation into the record.

Marissa Theve with Dark Sky Salem, and Harry Fuller with the Audubon Society accepted the proclamation.

Comments from Marissa Theve and Harry Fuller.

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

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

Council President Nishioka read the proclamation into the record.

Heather Deede-Jones, Salem Public Library, and Gretchen Bennett, Community Services Director, accepted the proclamation.

Comments by Heather Deede-Jones.

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

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

Councilor Vang read the proclamation into the record.

Raymond Lin and other Chinese community members, along with the Kimberli Fitzgerald, Historic Preservation Officer for City of Salem, accepted the proclamation.

Comments by Raymond Lin.

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

Presentation by Kimberli Fitzgerald, Historic Preservation Officer.

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

The following individual provided comments:
Antoinette Kirk, Ward 2, SESNA Board Member, Item 3.2a, File 26-117

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

Motion by Councilor Tigan to approve the consent calendar with the pull of Item 3.2a by Councilor Varney. Councilor Gwyn seconded the motion.

Comments by: Councilor Tigan and City Attorney Dan Atchison.

The motion CARRIED by the following vote:

Aye: 8 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, and Vang

Nay: 0

Absent: 1 - Hoy

Abstain: 0

3.1 MINUTES

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

Action: Approved.

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

Pulled by Councilor Varney - See Item 5.a.

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.

Adopted 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.

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

Adopted Resolution No's. 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.

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

Authorized 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.

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.

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

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.

Authorized 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).

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

Accepted the resignation of Resident Commissioner Villegas and declared the resident commissioner position vacant.

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

Staff presentation by Bryce Bishop, Planner, Community Planning and Development.

Questions or Comments by: Councilor Tigan, Bryce Bishop, Councilors Matthews and Vang, Kara Hall, City Traffic Engineer, Councilor Varney, and Council President Nishioka.

Persons testifying:

Brandie Dalton, Multi-Tech Engineering, Applicant’s representative, 1155 SE 13th Street

Questions or Comments by: Councilor Tigan, Brandi Dalton, Councilor Matthews, Natalie Janney, Multi-Tech Engineering, and Bryce Bishop.

Tiffany Ottis, Representing NOLA Neighborhood Association, Ward 6

Questions or Comments by: Councilor Vang and Tiffany Ottis.

Yvonne Dinubilo, 2255 Walker Road NE

Kay Carnegie, Ward 6

Questions or Comments by: Councilor Brown, Bryce Bishop, and Tiffany Ottis.

Rebuttal by: Natalie Janney, Multi-Tech Engineering.

Motion by Councilor Vang to 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.

The motion was seconded by Councilor Tigan.

Questions for staff: Councilor Varney, Bryce Bishop, Lisa Anderson-Ogilvie, Planning Administrator and Deputy Director, Community Planning and Development, Councilors Matthews and Vang, Laurel Christian, Infrastructure Planner, Community Planning and Development, City Attorney Dan Atchison, and Councilor Brown.

The motion CARRIED by the following vote:

Aye: 7 - Nordyke, Varney, Nishioka, Gwyn, Matthews, Tigan, and Vang

Nay: 1 - Brown

Absent: 1 - Hoy

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)

[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

Motion by Councilor Varney to adopt Resolution Number 2026-9, adopting the Salem Natural Floodplain Functions Plan and Floodplain Species Assessment. The motion was seconded by Councilor Gwyn.

Questions or Comments by: Councilor Varney, Laurel Christian, Infrastructure Planner, Community Planning and Development, and Council President Nishioka.

The motion CARRIED by the following vote:

Aye: 8 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, and Vang

Nay: 0

Absent: 1 - Hoy

Abstain: 0

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

This Informational Report was received and filed.

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

This Informational Report was received and filed.

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.

This Informational Report was received and filed.

7. ORDINANCES

7.1 FIRST READING:

None.

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

Conducted second reading. 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, PASSED by the following vote:

Aye: 8 - Nordyke, Varney, Nishioka, Gwyn, Brown, Matthews, Tigan, and Vang

Nay: 0

Absent: 1 - Hoy

Abstain: 0

8. PUBLIC COMMENT: (Other than agenda items)

The following individuals provided comments:

Ashley Johnson, Media Producer with CC:Media, announced that in March 2026, the Alliance for Community Media had their Best of the Northwest Awards and CC:Media submitted an At Your Service video they made for City of Salem and it was recognized as the best.

Comments by Council President Nishioka.

Kathleen Trepa, no ward or address provided, Chamber Forum for City candidates

9. ADJOURNMENT

8:27 p.m.

Minutes prepared by Amy Johnson, City Recorder.