



CITY OF SALEM

585 Liberty St SE
Salem, OR 97301

Meeting Agenda

City Council

Monday, June 8, 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

City Council

5:15 p.m. - 6:00 p.m. - Salem Public Library, Plaza Room

Records Exempt- ORS 192.660(2)(f)

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

1.3a. [26-220](#) Proclamation - Make Music Day 2026

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Recommendation:

Information Only.

Attachments: [Make Music Day 2026.pdf](#)

- 1.3b. [26-221](#) Proclamation - Juneteenth National Independence Day 2026

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Recommendation:

Information Only.

Attachments: [Juneteenth National Independence Day 2026.pdf](#)
[Public Comment received by 5:00 p.m., June 8, 2026](#)

Add - Written Testimony.

- 1.3c. [26-222](#) Proclamation - Pride Month 2026

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Recommendation:

Information Only.

Attachments: [Pride Month 2026.pdf](#)
[Public Comment received by 3:30 p.m., June 8, 2026](#)
[Additional Public Comment received by 5:00 p.m., June 8, 2026](#)

Add - Written Testimony.

1.4 PRESENTATIONS

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

- 3.1a. [26-217](#) May 26, 2026, Draft City Council Minutes

Attachments: [05-26-26 Draft Council Minutes.pdf](#)

3.2 RESOLUTIONS

3.3 ACTION ITEMS

- 3.3a. [26-207](#) Approve Legislative priorities and policy statements to guide the City of Salem’s advocacy work through the 2027 Legislative Session.

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance; Natural Environment
Stewardship; Safe Community; Safe, Reliable and Efficient
Infrastructure; Strong and Diverse Economy; Welcoming and
Livable Community.

Recommendation:

Approve Legislative priorities and policy statements to guide the City of Salem’s advocacy work through the 2027 Legislative Session.

Summary:

On a routine basis, the City Council’s Legislative Committee reviews and recommends policy statements and priorities for funding to guide legislative advocacy at the State and Federal level for the City of Salem. The Committee forwards these recommendations for City Council approval. The Legislative Committee is comprised of Mayor Julie Hoy and Councilors Brown, Gwyn, and Nordyke, with Councilor Nishioka serving as alternate. Before any official representing the City of Salem can attempt to influence legislation on a particular matter, during the interim or during a legislative session, the City Council must adopt an official position related to that matter. The Legislative Committee is recommending these policy statements be approved by the City Council.

Attachments: [Legislative Committee Policy Statements as of May 22, 206](#)
[Public Comment received by 3:30 p.m., June 8, 2026](#)
[Additional Public Comment received by 5:00 p.m., June 8, 2026](#)

Add - Written Testimony.

4. PUBLIC HEARINGS

- 4.a. [26-204](#) Public hearing on State Revenue Sharing funds

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance; Safe and Healthy Community.

Recommendation:

Adopt Resolution No. 2026-19 electing to receive a share of certain revenues from the State of Oregon General Fund.

Summary:

The state revenue sharing program allocates fourteen percent of state liquor revenues to cities, which have discretion on the use of the revenue. Historically this revenue has been used to support General Fund services and offset the cost of Police Patrol.

The purpose of the public hearing is to provide residents an opportunity to comment on the proposed uses of state revenue sharing funds in the Approved FY 2027 City of Salem Budget.

Attachments: [Resolution No. 2026-19](#)

- 4.b. [26-212](#) Public hearing on the FY 2027 City of Salem Budget

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance; Natural Environment

Stewardship; Safe and Healthy Community; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy; Welcoming and Livable Community

Recommendation:

Direct staff to return to City Council on June 22, 2026, with a resolution to adopt the Budget Committee approved FY 2027 City of Salem Budget with amendments.

Summary:

The City of Salem Budget Committee recommended a budget to City Council on May 6, 2026. The City Council is required to hold a public hearing on the approved budget and adopt a final budget prior to July 1, 2026. The City Council may amend the budget approved by the City of Salem Budget Committee within the following parameters:

- Property tax levies cannot be increased in total beyond the amount approved by the City of Salem Budget Committee.
- The approved expenditures for each fund cannot be increased by more than ten percent (10%) including any reappropriations.

Attachments: [Approved FY 2027 City of Salem Budget](#)

[Public Comments received by 3:30 p.m., June 8, 2026](#)

Add - Written Testimony.

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)

5.a. [26-184](#) Proposed FY 2027 Fee Schedule

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance

Recommendation:

Adopt Resolution No. 2026-18, setting fees and charges for the City of Salem as set forth in Exhibit A to Resolution No. 2026-18.

Summary:

Each fiscal year, to provide the community with easy accessibility and transparency, the City of Salem's Finance Department in partnership with all City departments produces a fee schedule which displays most City fees in one document. The fee schedule is adopted annually prior to the new fiscal year.

Attachments: [Resolution No. 2026-18](#)
[Resolution No. 2026-18, Exhibit A](#)

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

6.a. [26-148](#) Hearings Officer Decision - A Variance application to modify Condition 2(b) of the Subdivision Tentative Plan Approval for the Mill Creek Corporate Center Subdivision (SUB08-05MOD02). - Approved
Variance Case No. VAR26-01 - Capstone LLC (Christopher J. Nelson, Brix Law Service Company LLC, Sapient Advisory Corporation) - 4625 Mill Creek Dr SE

Ward(s): 3
Councilor(s): Shane Mathews
Neighborhood(s): SEMCA

Recommendation:

Information Only.

Attachments: [Land Use Decision VAR26-01](#)

6.b. [26-203](#) Hearings Officer Decision - Development of two new buildings for an assisted living facility and memory care facility on a vacant lot. -

Approved

Class 2 Willamette Greenway Development Permit, Replat Tentative Plan, Class 3 Site Plan Review, Class 2 Floodplain Development Permit, Class 2 Adjustment, Class 1 Adjustment, Class 2 Driveway Approach Permit - Riverside MC Property LLC (Brian McMahon) - 901 Front St NE

Ward(s): 1
Councilor(s): Tigan
Neighborhood(s): CAN-DO

Attachments: [Land Use Decision - WGP-REP-SPR-FDP-ADJ-DAP26-01.pdf](#)

- 6.c. [26-210](#) Hearings Officer Decision - A Conditional Use Permit for a Short-Term Rental within an existing single-family dwelling. - Approved

Conditional Use Permit Case No. CU26-04 - Lena Davidson - 1115 Little John Loop NW

Ward(s): 8
Councilor(s): Varney
Neighborhood(s): West Salem Neighborhood Association

Recommendation:

Information Only.

Attachments: [Land Use Decision CU26-04](#)

- 6.d. [26-208](#) Status report on Mayor and City Council motions from January 2025 through May 2026.

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance; Natural Environment Stewardship; Safe and Healthy Community; Safe, Reliable and Efficient Infrastructure; Strong and Diverse Economy; Welcoming and Livable Community.

Recommendation:

Information only.

Summary:

From time to time the Mayor or a City Councilor may offer a motion to direct staff to conduct research, prepare a recommendation for future action, or direct funding to an initiative. From January 2025 to May 2026, the City Council considered at least 16 of these

motions. This report provides a status update on staff action since the motions were made, if approved, along with a brief summary of the discussion, and includes a link to the report on each motion for reference.

Attachments: [Mayor and Council motions from January 2025 through May 2026](#)

7. ORDINANCES

7.1 FIRST READING:

7.2 SECOND READING:

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@cityofsalem.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. [26-213](#) 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 the Geren Island Flow Maintenance Project
Monday, June 22, 2026, at 6:00 p.m.

Annexation of a 0.93-acre territory for property located at 3851 Croisan Creek Road S (ANXC-766)
Monday, June 22, 2026, at 6:00 p.m.

SALEM HOUSING AUTHORITY PUBLIC HEARINGS:

URBAN RENEWAL AGENCY PUBLIC HEARING:

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

Salem Fire Department Organizational Initiatives Update
Monday, June 15, 2026, at 6:00 p.m.

Long Range Planning after Our Salem: Parks, Transportation, Natural Resources, Climate, Housing, and Utilities
Monday, July 20, 2026, at 6:00p.m.

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

2026 NEIGHBORHOOD ASSOCIATION ANNUAL MEETING DATES:

Neighborhood - Annual Meeting Date - Time - Councilor
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:

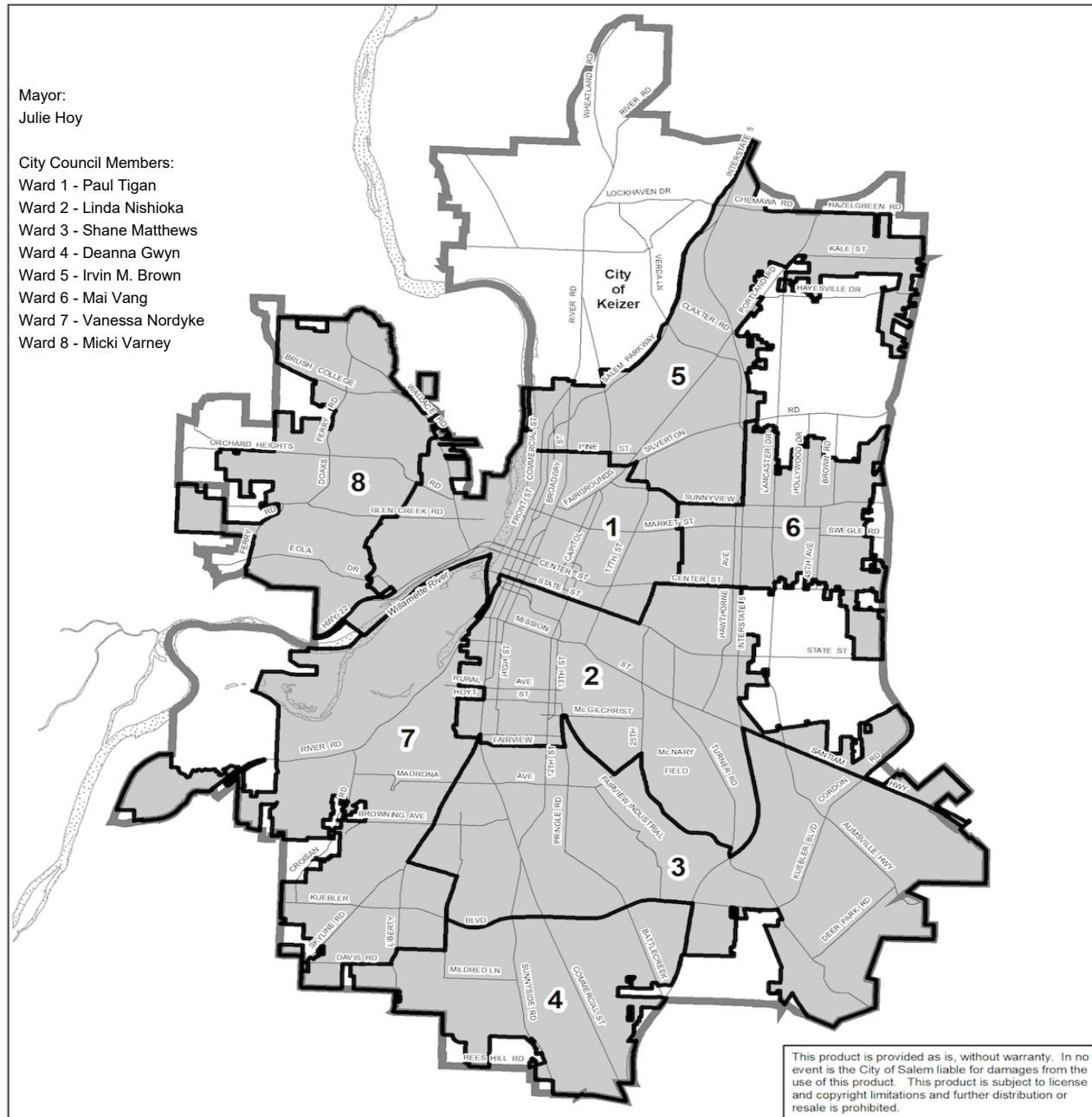
- 1. Staff Presentation – 15 minutes**
- 2. Affected Party – 15 minutes**
- 3. Neighborhood Associations – 5 minutes**
- 4. Other Interested Persons – 3 minutes per person**
- 5. Rebuttal by Affected Party – 7 minutes**

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



LEGEND

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



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