



CITY OF SALEM

585 Liberty St SE
Salem, OR 97301

Meeting Agenda

City Council

Monday, March 9, 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

5:30 p.m. - 6:00 p.m. - Salem Public Library, Plaza Room
Current / Pending Litigation ORS 192.660(2)(h)

WORK 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. [26-41](#) Proclamation - Multiple Sclerosis Awareness Month

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

Recommendation:

Information Only.

Attachments: [Multiple Sclerosis March 2026.pdf](#)

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

3.1 a. [26-94](#) February 23, 2026, Draft City Council Minutes

Attachments: [02-23-26 Draft Council Minutes.pdf](#)

3.2 RESOLUTIONS

3.2 a. [26-81](#) Acquisition of easements for the 16th Street SE Culvert Replacement Project

Ward(s): 2
Councilor(s): Nishioka
Neighborhood(s): Southeast Salem Neighborhood Association (SESNA)
Result Area(s): Natural Environment Stewardship; Safe, Reliable and Efficient Infrastructure

Recommendation:

Adopt Resolution 2026-7 declaring a public need to acquire and the City's intent to negotiate for the acquisition of an easement for the 16th St SE Culvert Replacement Project.

Summary:

The 16th Street SE Culvert Replacement Project will replace a failing culvert at the 16th Street SE crossing of East Fork Pringle Creek. To meet regulatory requirements and future transportation needs, the new culvert will be larger. Temporary and permanent easements are necessary to construct and maintain the new culvert.

Attachments: [Resolution 2026-7.docx](#)
[Project Location Map.pdf](#)
[Identified Properties \(Exhibit 1 to Resolution\).pdf](#)

3.3 ACTION ITEMS

4. PUBLIC HEARINGS

4. a. [26-53](#) Public Hearing to consider modifications to the Tourism Promotion Area code to apply to Short-Term Rentals (STRs) and Accessory Short-Term Rentals (ASTRs) and receive testimony regarding the continuation of the Tourism Promotion Area (TPA).

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Strong and Diverse Economy.

Recommendation:

Continue the Salem Tourism Promotion Area and proceed to second reading of Ordinance Bill No. 4-26.

Summary:

Adoption of Ordinance Bill No. 4-26 would include STR and ASTR operators as part of the TPA. Those operators would be required to report, collect and remit the TPA fee to the City of Salem. The public hearing will allow all transient lodging operators, including operators of ASTRs and STRs, to provide comments on the continuation of the TPA.

City staff have provided notice to known operators that may be impacted by this code change directly via letter. In addition, notice was published in the Salem Reporter, on the City website, and posted on various social media platforms.

Attachments: [Public Comment 1](#)
[Public Comment 2](#)
[Tourism Promotion Area 3.9.2026 Public Hearing Presentation.pdf](#)
[Ordinance Bill No. 4-26](#)

4. b. [26-67](#) Substantial amendment to City of Salem 2025 Annual Action Plan (AAP) with U.S. Housing and Urban Development (HUD)

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Welcoming and Livable Community.

Recommendation:

Approve a substantial amendment to the City's 2025 Annual Action Plan with HUD moving \$516,500 from "Housing Preservation" to "Public Facilities".

Summary:

In July of 2025, City Council approved a 5-year consolidated plan for 2025-2029 with HUD outlining intended uses of federal funds to address a variety of needs related to affordable housing and community services. The first year of the 5-year plan is the 2025 Annual Action Plan. The 2025 AAP approved \$4,287,720 to expand & preserve affordable housing and \$1,455,820 to support public facilities, representing a combination of prior years' unspent funds and projected PY25 funds. This substantial amendment proposes to shift \$516,500 from the former bucket to the latter.

Attachments: [MPFS Memo.docx](#)

[Substantial Amendment Presentation 3.9.26.pptx](#)

[2025 AAP with Revisions.pdf](#)

4. c. [26-83](#)

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:

Approve the annexation of the 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, and advance to first reading.

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](#)
[Territory Map and Legal Description](#)
[Comprehensive Plan Map](#)
[Zoning Map](#)
[Development Services Division Comments](#)
[Finance Department Comments](#)
[Salem-Keizer 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)

5. a. [26-1](#) Travel Salem FY 2024-2025 Annual Report

Ward(s): All Wards
Councilor(s): All Councilors
Neighborhood(s): All Neighborhoods
Result Area(s): Strong and Diverse Economy; Welcoming and Livable Community.

Recommendation:

Information Only.

Summary:

Travel Salem will present an analysis of the estimated economic impact of the tourism sector in Salem and the Mid-Willamette Valley. The presentation will include key performance metrics and highlight core areas of focus.

Attachments: [24-25 Travel Salem Annual Report FINAL.pdf](#)

5. b. [26-76](#) Salem Fire Department: One-Month REACH Update.

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

Recommendation: Information only.

Summary:

On October 13, 2025, the City Council approved the Safe, Clean and Healthy Salem initiative, a community-led, City-supported strategy focused on improving safety, livability, and cleanliness in areas experiencing increased demand for police and emergency

medical services, specifically Downtown and Northeast Salem.

In support of this initiative, the Salem Fire Department launched the Rapid Engagement, Assessment, and Community Health (REACH) pilot program on January 20, 2026. The REACH team is an integrated response unit consisting of a paramedic, an emergency medical technician, and a Marion County Health and Human Services behavioral health associate. The team responds to incidents involving behavioral health crises, overdoses, and other complex medical and social needs, while also conducting proactive outreach to prevent future emergencies.

This staff report provides a one-month informational update on the REACH pilot program and outlines the performance data to be presented during the City Council information session.

Attachments: [One-Month REACH Update.pptx](#)

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

6. a. [26-84](#) Salem Police Department Update: Annual Salem Crime Statistics and other Departmental Data

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Safe and Healthy Community; Welcoming and Livable Community.

Recommendation:

Information report only.

Summary:

The Salem Police Department published its annual review of Salem crime statistics, entitled *Crime in Salem: Exploring the Trends 2025*, which shows a decrease across major violent and property crime categories. Fatal traffic collisions also declined significantly last year. This report also includes information on calls for service, online reporting, and staffing as it relates to crime and public safety priorities.

Attachments: [Crime in Salem Exploring the Trends 2025 Salem Police Dept.pdf](#)
[Salem Traffic Fatalities 2025 Salem Police Dept.pdf](#)
[Salem Police Dept Staffing & Violent Crime.pdf](#)

6. b. [26-90](#) 2025 Salem Climate Action Plan Annual Progress Report.

Ward(s): All Wards

Councilor(s): All Councilors
 Neighborhood(s): All Neighborhoods
 Result Area(s): Natural Environment Stewardship; Safe and Healthy Community; Safe, Reliable and Efficient Infrastructure; Welcoming and Livable Community.

Recommendation:

Information only.

Summary:

Provide the 2025 Climate Action Plan Annual Progress Report to Council.

Attachments: [Salem Climate Action Plan 2025 Annual Report](#)

6. c. [26-91](#) 2026 Climate Action Plan Work Plan.

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.

Recommendation:

Information only.

Summary:

Share the 2026 Climate Action Plan Work Plan with Council.

Attachments: [2026 Climate Action Plan Work Plan](#)

7. ORDINANCES**7.1 FIRST READING:**

- 7.1 a. [26-55](#) First Reading of Ordinance No. 4-26 amending SRC Chapter 38 - Tourism Promotion Area (TPA) to include short-term rentals and accessory short-term rentals under the TPA

Ward(s): All Wards
 Councilor(s): All Councilors
 Neighborhood(s): All Neighborhoods
 Result Area(s): Strong and Diverse Economy

Recommendation:

Advance Ordinance Bill No. 4-26 to second reading for passage.

Summary:

In December 2025, the City Council approved Ordinance Bill 4-25 which adjusted the remonstrance ("objection") procedures for those in the Tourism Promotion Area to be proportionate to the number

of units an operator offers for rent.

The additional ordinance change before City Council for consideration would include STR and ASTR operators as part of the TPA and those operators would be required to collect and remit the TPA fee to the City of Salem. The public hearing will allow all transient lodging operators, including operators of ASTRs and STRs, to provide comments on the continuation of the TPA.

Attachments: [Ordinance Bill No. 4-26](#)

[Public Comment 1](#)

[Public Comment 2](#)

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. [26-85](#) 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 Franzen Reservoir Cover Replacement
Monday, March 23, 2026, at 6:00 p.m.

Exemption from Competitive Bidding and Authorization of an Alternate Contracting Method for a New Fire Station 8
Monday, April 27, 2026, at 6:00 p.m.

SALEM HOUSING AUTHORITY PUBLIC HEARINGS:

URBAN RENEWAL AGENCY PUBLIC HEARINGS:

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

Strategic Plan
Monday, March 16, 2026, at 6:30 p.m.

Parks Systems Plan
Monday, April 20, 2026, at 6:00 p.m.

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.cityofsalem.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.cityofsalem.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:

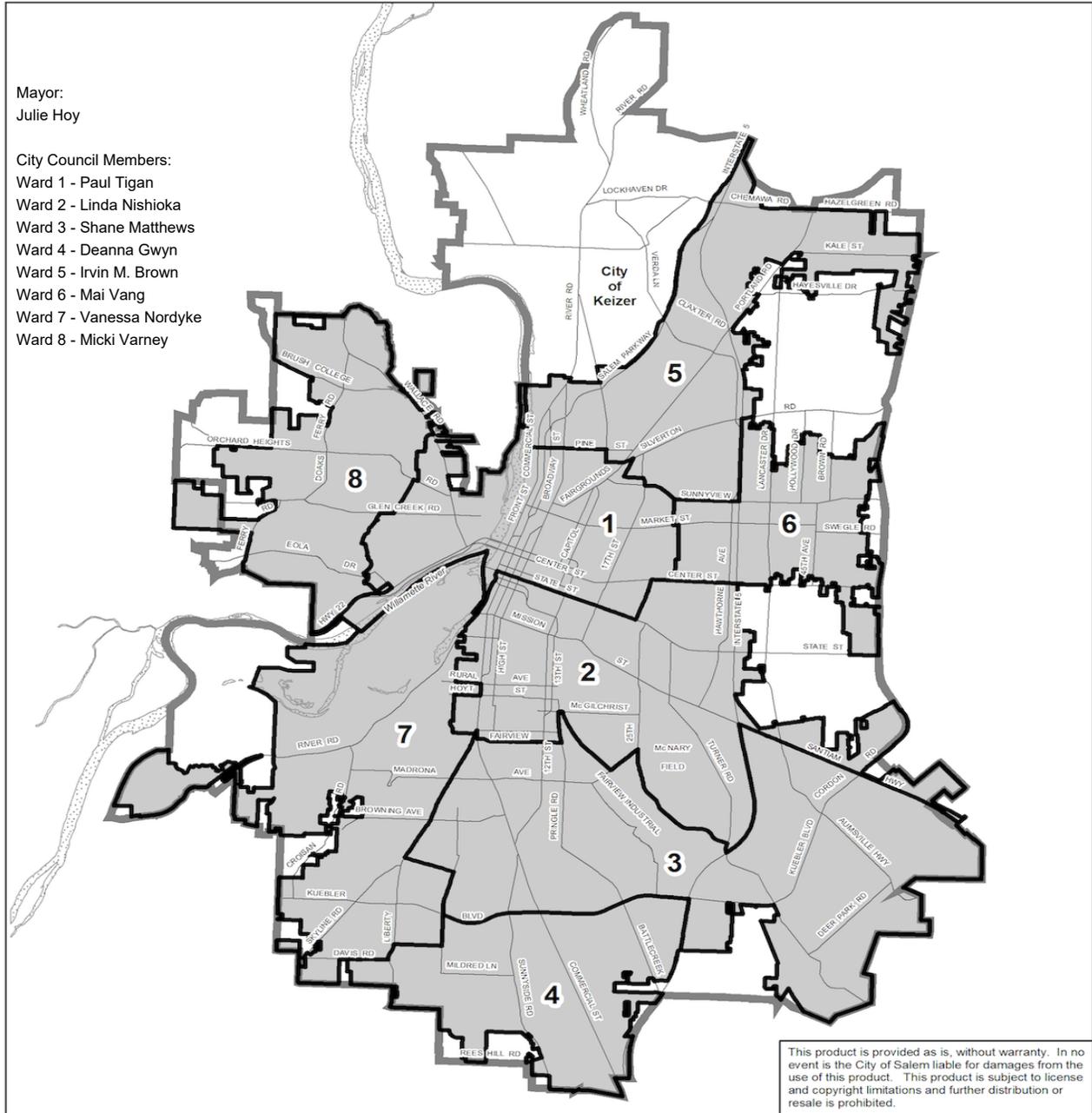
- 1. Staff Presentation – 15 minutes**
- 2. Affected Party – 15 minutes**
- 3. Neighborhood Associations – 5 minutes**
- 4. Other Interested Persons – 3 minutes per person**
- 5. Rebuttal by Affected Party – 7 minutes**

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



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

LEGEND

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



N:\CD\Proj\GIS\Public\Wards\Wards_B-W_ANSI-A.mxd - 1/6/2025 @ 7:28:33 AM