



CITY OF SALEM

585 Liberty St SE
Salem, OR 97301

Meeting Agenda

City Council

Monday, December 8, 2025

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. - 5:45 p.m. | | Salem Public Library, Plaza Room
Real Property Transactions ORS 192.660(2)(e)

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

1.3a. [25-496](#)

Proclamation recognizing National Homeless Persons' Memorial Day.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Recommendation:

Information Only.

Attachments: [Proclamation - National Homeless Persons' Memorial Day.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

3.1a. [25-505](#) December 1, 2025, Draft City Council Minutes

Attachments: [12-01-25 Draft Council Minutes](#)

3.1b. [25-506](#) November 24, 2025, Draft Council Minutes - Revised

Attachments: [11-24-25 REVISED Draft Council Minutes](#)

3.2 RESOLUTIONS

3.2a. [25-489](#) Initiating a Class 2 vacation in the vicinity of Landaggard Drive NW.

Ward(s): 8

Councilor(s): Varney

Neighborhood(s): West Salem Neighborhood Association

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

Recommendation:

Adopt Resolution 2025-32, initiating a Class 2 vacation in the vicinity of Landaggard Drive NW.

Summary:

Adoption of this resolution will initiate the process to vacate redundant right-of-way in the vicinity of Landaggard Drive NW. Vacating this area does not affect the underlying platted right-of-way for Landaggard Drive NW. Vacation of this right-of-way is a condition of a land-use approval for a development in the vicinity of Landaggard Drive NW.

Attachments: [Resolution No. 2025-32](#)
[Exhibits A and B to Resolution No. 2025-32](#)

3.3 ACTION ITEMS

3.3a. [25-465](#) Appointment of Abel Soriano as Municipal Judge Pro Tempore

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

Recommendation:

Appoint Abel Soriano as a Municipal Judge Pro Tempore for the Salem Municipal Court for a two-year term.

Summary:

Judge Eleanor Beatty, Municipal Judge is recommending appointment of Abel Soriano as a municipal judge pro tempore for a term of two years. Abel Soriano is experienced and meets the qualifications for municipal judge pro tempore in the Salem Revised Code. Council approval will appoint Abel Soriano as Municipal Judge Pro Tempore for a two-year term.

Attachments: [Abel Soriano Resume.docx](#)

3.3b. [25-483](#) Approve Legislative priorities and policy statements to guide the City of Salem's advocacy work for the 2026 Legislative Session, including advocacy specific to immigration enforcement articulated in the December 1, 2025 Emergency Declaration, and authorize recommended City Council delegate to LOC Energy and Environmental Policy Committee.

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 for the City of Salem's advocacy work for the 2026 Legislative Session and authorize recommended City Council delegate to LOC Energy and Environmental Policy Committee.

Summary:

The City Council's Legislative Committee meets frequently to

consider priorities to guide Salem's Federal and State agendas throughout the year. 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.

On a routine basis, the City Council's Legislative Committee reviews and recommends priorities for funding and to guide legislative advocacy for the City of Salem. The Legislative Committee is comprised of Mayor Julie Hoy and Councilors Brown, Gwyn, and Nordyke, with Councilor Nishioka serving as alternate. The Committee forwards these recommendations for City Council approval.

Attachments: [Legislative Committee recommended priorities as of November 21, 2025, including im](#)
[Legislative Committee recommendation for LOC Energy and Environmental Policy Com](#)

3.3c. 25-499

Council Boards & Commissions Appointment Committee recommendations to the Citizens Advisory Traffic Commission, Civil Service Commission, Community Police Review Board, Downtown Advisory Board, Salem Parks & Recreation Advisory Board, Salem Planning Commission, and Salem Public Art Commission.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

Result Area(s): Good Governance

Recommendation:

Make appointments and reappointments of the applicants identified in this report and declare a position open on the Community Police Review Board.

Summary:

Salem City Council's Boards & Commissions Appointments Committee convened on Wednesday, December 3 to consider applications for appointment to numerous Boards & Commissions, as well as a small number of requests for reappointment. The Committee's recommendations are listed under FACTS AND FINDINGS. Attached to this report are the redacted applications for all recommended to each Board & Commission.

Attachments: Application - Mike Sewell (redacted).pdf
Application - Kyle Hedquist (redacted).pdf
Application - Cara Watson (redacted).pdf
Application - Zane Goldberg (redacted).pdf
Application - Christina Jensen (redacted).pdf
Application - Abigail Whalen (redacted).pdf
Application - Fraser Wick (redacted).pdf
Application - Delight Walker (redacted).pdf
Application - Chris Donaldson (redacted).pdf
Application - Nick Infante (redacted).pdf

Add: Report

4. PUBLIC HEARINGS

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.** [25-443](#) Operations Fee Adjustments: Motion from Councilor Paul Tigan directing staff to prepare information regarding potential adjustments to the City Operations Fee for Council consideration.

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

- 5.b.** [25-461](#) Housing code project to identify potential zoning code revisions that encourage housing development

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

Recommendation:

Information only.

Summary:

The City adopted the Salem Housing Production Strategy (HPS) in May 2025. One of the 17 actions in the HPS is to revise the zoning code to support the development of housing. Staff has collaborated with the development community and others to identify potential zoning code revisions.

Attachments: [List of Potential Zoning Code Revisions](#)

5.c. ***Item Deleted*** Consideration of Marion County regulations of street vendors (File No. 25-344)

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

6.a. [25-459](#) Update on the City's Participation at the Local Leaders Forum.

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

Recommendation:

Information only.

Summary:

The City of Salem was invited by the International Council for Local Environmental Initiatives (ICLEI) to participate in the 2025 Local Leaders Forum. The event was held in Rio de Janeiro, Brazil, November 3-5, 2025. City Councilor Varney (Ward 8) and Climate Action Plan Manager Julianah Douglas represented the City of Salem at this event, which had approximately 2,000 participants from around the world. The Local Leaders Forum provided a platform to discuss climate action progress at the local level and to set goals for the upcoming year. The Forum took place immediately prior to the Conference of Parties (COP) and served as a local government backdrop to this annual gathering of national leaders. Salem's participation at the Forum is part of its involvement in ICLEI's Capital Cities Clean Energy Collaborative, which aims to advance policies for building decarbonization.

Attachments: [Press Release dated November 5, 2025. "ICLEI USA Launches Capital Cities Collaborat](#)

6.b. [25-472](#) Annual evaluation of the City of Salem Floodplain Management Plan.

Ward(s): All Wards

Councilor(s): All Councilors

Neighborhood(s): All Neighborhoods

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

Recommendation:

Information only.

Summary:

A committee of City staff and community stakeholders completed an

annual evaluation of the Floodplain Management Plan (Plan) in compliance with Federal Emergency Management Agency (FEMA) requirements for the Community Rating System (CRS). The annual review included an overall evaluation of the Plan, and a detailed review of the Program for Public Information (Appendix F) and the Flood Insurance Coverage Improvement Plan (Appendix G) components of the Floodplain Management Plan. The committee completed its evaluation on November 3, 2025.

Attachments: [Floodplain Management Plan Annual Report 2025.pdf](#)
[Floodplain Management Plan Committee Members.pdf](#)

- 6.c. [25-497](#) Summary of recent activity and progress on the 2022 voter-approved Salem Safety and Livability Bond measure.

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

Recommendation:

Information only.

Summary:

Since 2023, projects funded with the voter-approved 2022 Salem Safety and Livability Bond measure have been carried out under the oversight of the Bond Oversight Steering Committee to guide spending, timing, and prioritization decisions for the program. In 2025, progress continued in the categories of Streets and Sidewalks, Civic Center Seismic Retrofit, Park Upgrades, Technology and Cybersecurity, Affordable Housing, and Fire.

Attachments: [Capital Improvement Projects Update Presentation.pdf](#)

- 6.d. **25-500** Announcing Mayoral appointments to the Airport Advisory Commission, Historic Landmarks Commission, and Human Rights Commission.

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

Summary:

Mayor Julie Hoy announces her appointments to the Airport Advisory Commission, Historic Landmarks Commission, and the Human Rights Commission. Names of her appointees are listed below in FACTS AND FINDINGS.

Attachments: Application - James Hutches (redacted).pdf
Application - Drew Cornedi (redacted).pdf
Application - Mike Sewell (redacted).pdf
Application - Georgia Smith (redacted).pdf
Application - Katelyn Beissel Rosales (redacted).pdf

Add: Report

7. ORDINANCES

7.1 FIRST READING:

7.1a. [25-485](#) Annexation of an approximately 1.91-acre territory located at 4952 Center St NE.

Ward(s): 6
Councilor(s): Vang
Neighborhood(s): ELNA
Result Area(s): Welcoming and Livable Community

Recommendation:

Advance Ordinance Bill No. 10-25, approving annexation, applying City zoning, and approving withdrawal from the Marion County Fire District #1, for a territory at 4952 Center St NE to second reading for enactment,

Summary:

Annexation of an approximately 1.91-acre territory located at 4952 Center St.

Attachments: [VicinityMap 4952 Center St NE](#)
[Ordinance Bill No. 10-25](#)
[Legal Description and Map](#)

7.1b. [25-486](#) Annexation of an approximate 48.02-acre territory, including public street right-of-way, located at 3741 Langley Street SE and the 3700 to 3800 Blocks of Langley Street SE and Timbet Drive SE.

Ward(s): Ward 3
Councilor(s): Matthews
Neighborhood(s): Southeast Mill Creek Association
Result Area(s): Welcoming and Livable Community.

Recommendation:

Advance Ordinance Bill No. 11-25, approving the annexation of territory located at 3741 Langley Street SE and the 3700 to 3800 Blocks of Langley Street SE and Timbet Drive SE, applying IP (Industrial Park) zoning, and withdrawing the territory from the Turner Rural Fire Protection District, to second reading for

enactment.

Summary:

Annexation of an approximate 48.02-acre territory, including public street right-of-way, located at 3741 Langley Street SE and the 3700 to 3800 Blocks of Langley Street SE and Timbet Drive SE.

Attachments: [Vicinity Map](#)

[Ordinance Bill No. 11-25](#)

[Exhibit A to Ordinance Bill No. 11-25](#)

7.2 SECOND READING:

8. PUBLIC COMMENT: (Other than agenda items)

>> 2025 Year in Review <<

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. [25-504](#) 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:

SALEM HOUSING AUTHORITY PUBLIC HEARINGS:

URBAN RENEWAL AGENCY PUBLIC HEARINGS:

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.)

Presentation of Five-Year Forecast
Wednesday, January 14, 2026, at 6:00 p.m.

2025 NEIGHBORHOOD ASSOCIATION ANNUAL MEETING DATES:

Neighborhood - Annual Meeting Date - Time - Councilor
NEN-----December 9-----6:30 p.m.-----Nishioka, Tigan

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:

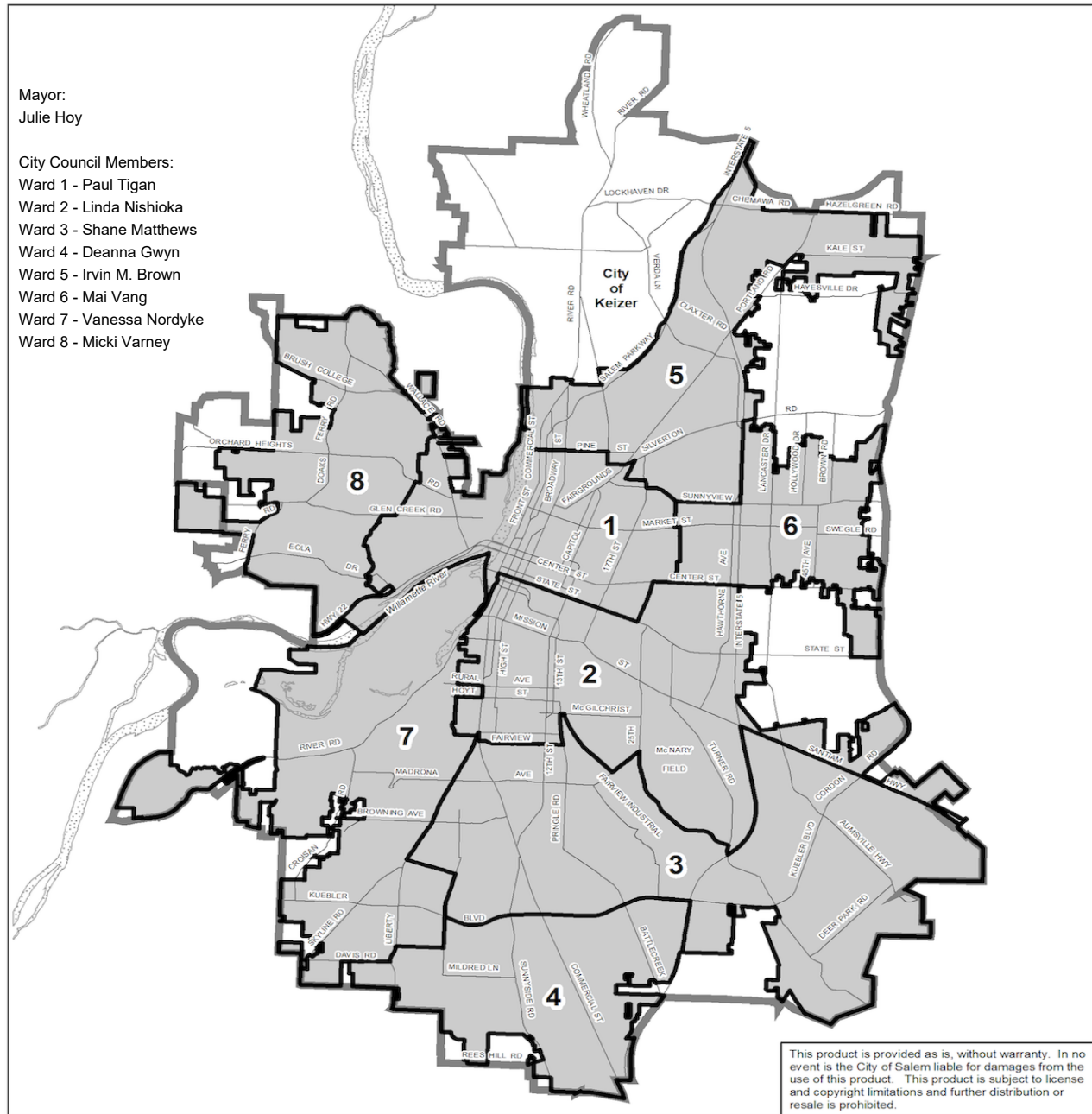
- 1. Staff Presentation – 15 minutes**
- 2. Affected Party – 15 minutes**
- 3. Neighborhood Associations – 5 minutes**
- 4. Other Interested Persons – 3 minutes per person**
- 5. Rebuttal by Affected Party – 7 minutes**

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



LEGEND

Ward Boundary

Urban Growth Boundary

Salem City Limits

Major Streets

0 0.5 1
Miles



CITY OF Salem
AT YOUR SERVICE
Community Planning and Development

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