

MINUTES
SALEM PLANNING COMMISSION
April 28, 2026

Reviewer: Levin

COMMISSIONERS PRESENT

Robert Vieyra-Braendle, President
Kayley Fought, Vice President
Ben Fryback
Lisa Heller
Marissa Theve
Nathan Levin (via Zoom)
Nick Infante (via Zoom)

COMMISSIONERS ABSENT

Beth Rhoades
Michael Slater

STAFF PRESENT

Lisa Anderson-Ogilvie, AICP,
Planning Administrator
Tom Cupani, Deputy City Attorney
Abigail Pedersen, Planner I
Megan Smith, Admin Analyst
Michelle Ambrosek, Admin Analyst

1. CALL TO ORDER

President Vieyra- Braendle called the meeting to order at 5:30PM.

2. ROLL CALL

Roll was taken and with quorum established, President Vieyra- Braendle proceeded with the meeting.

3. PUBLIC COMMENT: This time is available for interested citizens to comment on specific agenda items other than public hearings, deliberations and the merits of land use issues that are reviewable by the Planning Commission at public hearings. Each person's comments will be limited to three minutes.

None

4. CONSENT CALENDAR (approval of minutes, adoption of routine items requiring Commission action)

4.1 Approval of Minutes: (March 10, 2026)

Motion: Move to approve the minutes.

Motion by: Commissioner Theve

Seconded by: Commissioner Heller

Discussion on the Motion: None.

Vote: Aye: Infante, Fryback, Levin, Theve, Vieyra- Braendle, Heller, Fought (7)

Nay: (0)

Absent: Slater, Rhoades (2)

Abstentions: (0)

Action: Motion passes

4.2 Resolutions: None.

4.3 Action Items: None

5. PUBLIC HEARINGS: Hearings begin no earlier than 5:30 p.m. unless otherwise noted. The statement of criteria will be read at the beginning of the hearings.

5.1 Appeal of Hearings Officer’s Decision approving Conditional Use Case No. CU26-01- Salem Revised Code Chapter 240.005(d) - Ward 8 – West Salem Neighborhood Association (Abigail Pedersen; APedersen@cityofsalem.net)

Summary: *Appeal* of a Conditional Use Permit for a short-term rental within an existing single-family dwelling.

Case Manager, Abigail Pedersen, entered the presentation, staff report, all attachments and written testimony into the record and proceeded with the presentation

Recommended Action: AFFIRM the Hearing Officer’s decision approving Conditional Use Review Case No. CU26-01

Questions or Comments for Staff by Commissioners: Fryback, Vieyra-Braendle, Theve

Testifying Parties:

Support:

- Chantha Phothirath, 2494 Crestbrook Dr NW Salem OR 97304, on behalf of Joseph Jordan

Questions: Commissioners: Fryback, Levin

Neutral:

None

Opposed:

- E M Easterly, 775 Fir Gardens St NW, Salem OR 97304

Neighborhood Association(s):

- Steve Anderson, WSNA Land Use Chair

Questions: Commissioners: Fryback

Additional Questions or Comments for Staff by Commissioners: Fryback, Levin, Infante

With no further questions, President Robert Vieyra-Braendle closed the public hearing at 6:25 P.M.

Motion: Move to modify Conditional Use Appeal Case No. CU26-01 by removing condition 6 from the Hearings Officer approval.

Motion by: Commissioner Fryback

Seconded by: Commissioner Theve

Discussion on the Motion: Fryback, Levin, Vieyra- Braendle, Fought, Infante

Vote: Aye: Infante, Fryback, Levin, Theve, Vieyra- Braendle, Heller, Fought (7)

Nay: (0)

Absent: Slater, Rhoades (2)

Abstentions: (0)

Action: Motion passes

6. SPECIAL ORDERS OF BUSINESS: None.

7. INFORMATION REPORTS: None.

8. SUBCOMMITTEE REPORTS: None.

9. PLANNING ADMINISTRATOR'S REPORT:

- Cancelling the May 12th Planning Commission meeting due to lack of action items.
- The May 19th Meeting has 3 agenda items and will be held at the Police Station Community Room.
- Introduction of Veronica Allen new Planner II

10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER: None.

11. PUBLIC COMMENT (other than agenda items): None.

12. ADJOURNMENT

There being no further business for the record, the meeting was adjourned at 6:34 P.M.

SUBMITTED:

Robert Vieyra-Braendle, President

ATTESTED: