City of Salem

Salem Planning Commission

August 11th, 2026

5:30 PM – 7:30 PM

Senator Room, Marion County Office, 555 Court St NE

Please note, the Wetlands Subcommittee will meet immediately following Planning Commission.

Si necesita ayuda para comprender esta información, por favor llame 503-588-6178

PARTICIPANTS

Commission Members:

Robert Vieyra-Braendle; President; Kaley Fought, Vice-President; Benjamin Fryback; Lisa Heller; Nick Infante; Nate Levin; Beth Rhoades; Marissa Theve; and Michael Slater

City Staff:

Lisa Anderson-Ogilvie, AICP, Planning Administrator
Thomas Cupani, Assistant City Attorney
Megan Smith, Administrative Analyst

TESTIMONY:

Written Testimony: Written testimony for a public hearing should be emailed to the Case Manager listed below. All other written testimony can be sent to Megan Smith, Administrative Analyst I, at mesmith@cityofsalem.net or 503-540-2304.

Testify in-person: Sign up sheets will be located just inside the door in the hearing room. Sign up to testify for a specific item or for general public comment.

Testify remotely: You may provide testimony remotely through ZOOM at the meeting. You must sign up by 3:00 p.m. on the day of the hearing. To sign up, email mesmith@cityofsalem.net or call 503-540-2304 and indicate which items you would like to sign up for.

WATCH THE MEETING:

To watch this meeting on YouTube, please visit this link with your computer, tablet, or smartphone by clicking this link: https://bit.ly/planningpublicmeetings or go to YouTube and search for City of Salem Planning Public Meetings.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (agenda items other than public hearings, deliberations, and the merits of land use issues that are reviewable by the Planning Commission at public hearings).

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

   4.1 Approval of Minutes: (July 28, 2026, Rhoades)
   Recommended Action: Approve

4.2 Resolutions: None

4.3 Action Items: None

5. PUBLIC HEARINGS:

6. Special Orders of Business:

6.1 Review and Final Letter – Data Centers

7. INFORMATION REPORTS:

8. SUBCOMMITTEE REPORTS:

9. PLANNING ADMINISTRATOR'S REPORT:

10. COMMISSIONER COMMENTS FOR THE GOOD OF THE ORDER:

11. PUBLIC COMMENT (other than agenda items):

12. ADJOURNMENT

ADDITIONAL MEETING DETAILS

To view this meeting on YouTube, please visit this link with your computer, tablet, or smartphone by clicking this link: https://bit.ly/planningpublicmeetings

Staff Reports and other meeting documents will be available at this link, see "Agendas and Meeting Minutes": https://www.cityofsalem.net/government/boards-commissions/planning-commission

Special accommodations are available, upon request, for persons with disabilities or those needing sign language interpretation, or languages other than English. To request accommodations or services, please call 503-540-2371 (711 for Relay) at least two business days in advance.

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity, source of income and housing status, as provided by Salem Revised Code 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, Americans with Disabilities Act of 1990, and related statutes and regulations, in all programs and activities.

FUTURE SALEM PLANNING COMMISSION AGENDA ITEMS

NOTE: *This schedule is tentative and subject to change.*

- Sept 8- Land Use Code Amendment- Eunice Kim-Long Range Planning Manger

SALEM PLANNING COMMISSION PUBLIC HEARING PROCEDURES

THE PROCESS FOR THE PUBLIC HEARING will begin with the staff presentation, followed by the applicant's case presentation (*limited to a total of 15 minutes*), neighborhood organization comments (*limited to a total of 10 minutes*), testimony of persons either in favor or opposition (*limited to 5 minutes each, discretionary*), and a

rebuttal opportunity for the applicant (*limited to 5 minutes*), should opposition be raised. The public testimony portion will then be closed, and Commission deliberation follows.
THE APPLICANT HAS THE BURDEN OF PROOF to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request that the hearing be continued or that the record be left open for submission of additional evidence or testimony. The Commission may continue the hearing to another date and time or leave the record open to receive additional evidence or written testimony.

PLANNING COMMISSION DECISIONS are based on the criteria contained in the Salem Revised Code. Applicable criteria for each case, referenced in the public hearing notice and staff report, can be found in the Salem Revised Code. Applications may be approved, conditionally approved, or denied on the basis of conformity with the applicable criteria. Conditions of approval may be placed on an approval to ensure the proposal complies with all applicable portions of the Salem Revised Code.

ALL ISSUES MUST BE RAISED AT THE HEARING. Failure to raise an issue, accompanied by statements or evidence sufficient to afford the parties an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue. A similar failure to raise constitutional issues relating to any proposed conditions of approval precludes an action for damages in Circuit Court.

Salem Revised Code (SRC) and other informative documents may be accessed online at:
https://www.cityofsalem.net/src

Planning Commission agendas and reports online can be found at:
https://www.cityofsalem.net/government/boards-commissions/planning-commission