

24-67 : City of Stayton - Three Year Local Option Tax for Library, Pool, Parks Support (\$236,000 per year)

THREE YEAR LOCAL OPTION TAX FOR LIBRARY, POOL, PARKS SUPPORT

QUESTION: Shall the City of Stayton implement a \$236,300 operating tax annually for three years, beginning in Fiscal Year 2002-2003? This measure may cause property taxes to increase more than three percent.

SUMMARY: This measure may be passed only at an election with at least a 50 percent voter turnout.

The City of Stayton is seeking a three-year local option tax of \$236,300 per year, beginning in Fiscal Year 2002-2003, to partially fund specific elements of the library, swimming pool and park programs.

A portion of the proposed tax will offset the loss of the previous 3-year library/pool local option tax passed in 1998. An allowance is also made for delinquent and uncollectible taxes. This tax would raise \$708,900 over the three year period.

Library support will include reinstating or increasing audio-visual, reference material and book budgets to former levels, replacing obsolete computers, deferred building maintenance and offsetting anticipated loss of regional library reimbursements.

Pool support will include offsetting increased utility costs, reinstating operating hours and, over three years, constructing a new boiler room, chlorination system replacement, refurbishing shower rooms and miscellaneous equipment repairs.

Parks program support will include replacement of playground equipment in Westtown, North Slope and Community Center Parks (one each year).

It is estimated that this tax will result in a rate of Seventy Cents (\$.70) per \$1,000 of assessed value in the first year. The estimated tax cost for this measure is an ESTIMATE ONLY based on the best information available from the county assessor at the time of estimate.

Explanatory Statement:

The City of Stayton is seeking a 3-year local option tax of \$236,300 per year for partial support of the City's library, pool and parks programs. A portion of the tax will offset the loss of an existing library/pool local option tax that expires at the end of the current fiscal year (June 2002). Some of the proposed tax will be used for capital improvements that could not otherwise be afforded within the City's regular budget. A specific list of the proposed uses of local option tax proceeds is as follows:

<u>Stayton Public Library:</u>		Year 1	Year 2	Year 3
Replace funds from expiring 1998 Local Option Tax	\$56,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Replace anticipated loss of Regional Library Service funds	\$8,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase book budget	\$10,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinstate audio-visual and reference materials budget	\$10,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Replace computers which access Chemeketa Regional Library Service	\$8,000	<input type="checkbox"/>		
Replace public use computers	\$8,000		<input type="checkbox"/>	
Deferred library building maintenance needs	\$8,000			<input type="checkbox"/>
<u>Stayton Family Memorial Pool:</u>				
Replace funds from expiring 1998 Local Option Tax	\$38,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reinstate weekend/other hours that existed prior to 9/2000	\$22,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Offset increased cost of natural gas and electricity	\$12,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construct new boiler room	\$30,000	<input type="checkbox"/>		
Replace chlorination system	\$22,000		<input type="checkbox"/>	
Miscellaneous equipment upgrades and repairs	\$8,000		<input type="checkbox"/>	
Re-plumb and refurbish shower rooms	\$30,000			<input type="checkbox"/>
<u>Stayton City Park System</u>				
Replace playground equipment (Westown Park)	\$28,200	<input type="checkbox"/>		
Replace playground equipment (North Slope Park)	\$28,200		<input type="checkbox"/>	
Replace playground equipment (Community Center Park)	\$28,200			<input type="checkbox"/>
<u>Other:</u>				
Necessary allowance for delinquent and uncollectible taxes	\$14,100	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>TOTAL ANNUAL TAX:</u>		\$236,300	\$236,300	\$236,300

Based on the most current information available from the Marion County Assessor's office, the proposed tax would represent a tax rate of seventy cents (\$.70) per \$1,000 of real property assessed value (not market value). For example, estimated first year cost for a home assessed at \$150,000 would be approximately \$105. Because the previous local option tax passed in 1998 will cease, and will not overlap the proposed new local option tax, the estimated additional tax cost (from the tax bill now being paid), using the same example, will be approximately \$58.50 per year.

Submitted by:
Chris Childs, City Administrator
City of Stayton

Arguments in Favor

With an off-year election, it is easy not to vote, but please take the time to vote and mail in your ballot. And when you vote, please vote yes for our community.

This issue is about more than money. It is about the quality of life we want to provide for our children, our grandchildren and ourselves.

As our community grows, we demand more services from our government, and frankly taxes do not keep up with the growth of services we demand, leaving us in the position of either less service or poor service. Stayton is fortunate to have had citizens with enough foresight and vision to provide us with an excellent pool, library and parks system. We need to continue to strive to provide excellent programs and facilities to all of our citizens.

By voting yes, we will not only be able to continue existing programs; we will be able to provide more of what the public says it wants.

This is not an extravagant request. It is not a request for money that you cannot track.

The monies will be spent in very specific areas, as noted in the explanatory statement, over a three-year period. You can decide if the money was well spent and if you got what you were promised.

Please call me if you have any questions.

Vote yes for a better community.

Gerry Aboud
Mayor, City of Stayton
769-7505

The Stayton Family Memorial Pool was covered in 1997, thanks to the Marie Madlinger Trust. The Pool is a valuable resource, which meets the needs of health and fitness for Stayton families. The experiences that families have with their

children can make a difference in their economic success and emotional stability. The Pool is the key that opens the door for a healthier community.

The Pool is the backbone of many quality and affordable programs, and is managed by the Santiam Family YMCA. Our children learn life saving skills by learning how to swim. The Manta Rays Swim Team members develop strong work ethics, learn teamwork, and leadership abilities through the YMCA, State, District, and Regional competitions. Stayton High School Swim Team has had their team members qualify at State Championships four out of the past five years. These events have also provided them an opportunity to set and achieve personal goals. The sport of swimming has earned recognition and awards for members on both local teams.

Aqua aerobic classes are well attended by residents of all ages. Physical therapy sessions provide individuals with limited mobility an opportunity to maintain movement and can help alleviate pain. Physical activity improves mental and physical health, and is important for ones overall well-being. All of these factors can help reduce the cost of health care for individuals, families, government, and businesses.

The Pool serves everyone, from the very young to the elderly. To maintain these programs it is vital that the Pool remain open year round. This levy will do that by replacing the previous levy, which will expire at the end of the current fiscal year, June 2002. Estimated revenues from this levy will be distributed among future cost projections, reinstate hours, and equipment upgrades. These improvements will benefit the patrons of the Pool, as well as the Stayton community at large. Please join me in supporting this levy.

Vote Yes!

Sincerely,
Irene Jackson
Stayton Resident

This letter is in support of the Stayton Public Library.

Currently, we have a three year levy helping to support the library which expires in June 2002. A portion of this levy will be used to replace funds the prior levy had provided. The prior levy provided \$56,000 per year for three years. This one will provide approximately \$90,000 per year.

In addition, for several years, due to city budget constraints, the library's budget has been reduce on a regular basis, resulting in the cutting back of the library's ability to purchase audio visual materials, reference materials, and new books. Even with the levy we now have, we have been unable to keep current materials on our shelves - children's books, magazines, newspapers, reference materials, large print books - every area has suffered from a lack of funds. The Friends of the Library have done what they can to help. Our library must be able to meet the needs of its patrons. The new levy will help us do just that.

Another area we've been unable to keep current is our computers. We have many people who come into the library to use our computers; students and adults alike. We need to replace and upgrade our outdated computers. The public library fills a vital need, and we want to be sure we are capable of doing just that. The new levy is the answer.

Another area put on hold is building maintenance. Buildings can be "on hold" only so long; then they begin to groan. We have a lovely building and have tried to take good care of it. It was built in 1989. It's now 2001. We've waited on some things...we can't wait any longer...The new levy is the way to get it done.

The new levy will also offset anticipated reductions in regional library reimbursements.

Please vote "yes" for your library and the City of Stayton!

Sincerely, Susan M. Brandt

STAYTON PARKS NEED YOUR HELP

Stayton's wonderful park system has been a great asset to our neighborhoods for decades. The landscaped green spaces, walking paths, picnic and play areas in our parks are designed to enhance the livability of adults and children alike. Unfortunately much of the play equipment, provided by State grants and the generosity of the preceeding generation, has reached the end of its life span.

The deterioration of playground equipment has reached the point that much of it had to be removed from both Northslope, and Westown Parks. The remaining equipment in those parks is only marginally safe and useful. The small play structure at the Community Center Park has only a couple of seasons left in it and will not only need to be replaced, but also expanded, to adequately meet the needs of Stayton's central park.

The Stayton Local Option Tax provides a unique opportunity for voters. The proposed levy specifically earmarks \$28,200 per year to replace playground equipment. ***Now is the time*** for citizens to renew their commitment to neighborhood parks.

Help revitalize Stayton's wonderful park system.

Please, ***"PITCH IN FOR PARKS!"*** Your three year commitment to the Stayton Local Option Tax will provide a 20 year benefit to the livability of our neighborhoods. Join our effort to keep Stayton livable by supporting the Library, Pool and Parks.

Vote **YES** on Measure 24-67.

Arthur and LaVeta Christiansen	Don and Henrietta Nielson
John and Kathy Kaczynski	John and Susan Brandt
David Kinney	Richard Vohs
Michael Jaeger	Steve and Catherine Cromer
Vikki and Eric Pointer	William and Terri Smith
Kenneth Horn DMD	Scott and Patricia West
Amy Hatten	David and Maryann Nielson
Mike and Susan Horvat	Julie Loudon
Richard Morley	Michael Meiners DVM
John Crook	Gerry Aboud

No arguments opposed to this measure were filed.

24-68 : City of Turner - Initiative amending Turner Comprehensive Plan Map M-7 thereby increasing UGB (Urban Growth Boundary)

INITIATIVE AMENDING TURNER COMPREHENSIVE PLAN MAP M-7 THEREBY INCREASING UGB

QUESTION:Should Turner's Comprehensive Plan Map M-7 be amended to add land between Wipper Road and 55th Avenue South of Turner?

SUMMARY: This initiative measure proposes to amend the Turner Comprehensive Plan Map M-7 by adding land south of the current Urban Growth Boundary (UGB) lying between 55th Avenue on the East and Wipper Road on the West. This initiative measure does not change the current Turner City limits. This initiative measure is the first legislative step to add land to the Turner Urban Growth Boundary. If this measure is passed by Turner, the measure would then be submitted to Marion County for approval or rejection. If Marion County approves this measure, then the Comprehensive Plan Map M-7 would be changed.

EXPLANATORY STATEMENT

This measure, an initiative by electors of the City of Turner, proposes expanding the City's Urban Growth Boundary (UGB) by adding 76.93 acres as depicted on the map below. This area had been previously identified for possible future expansion for industrial development in the 1982 agreement with Marion County at such time as the City could justify the need.

If this measure passes, expansion of the City's UGB is not automatic. In order for the City Council to consider amending the UGB, as proposed by this initiative, the City Council must apply Statewide Planning Goal 14 on Urbanization and Statewide Planning Goal 3 on Agricultural lands. The City Council would also have to adopt necessary findings, under City rules for legislative land use decisions, and then present an amended Comprehensive Plan, with supporting justification and findings, to the Marion County Board of Commissioners for approval. The State would also have to concur with any decision of the City Council and Marion County Board of Commissioners to expand the UGB.

A decision for or against this measure will have no bearing on any proposed development. The issue is simply whether or not the City needs additional land placed in reserve for future industrial development.

This initiative does not change the current city limits of Turner. Any changes to the city limits would be by a separate legal process, such as annexation.

Submitted by:
Charles F. Spies
City Administrator, City of Turner

Arguments in Favor

SEDCOR is a regional economic development organization for Marion and Polk Counties, dedicated to creating and maintaining a strong economy throughout our region. We urge the citizens of Turner to vote "YES" on Measure 24-68 to include additional industrial property in the Turner Urban Growth Boundary.

For years, SEDCOR has been concerned about the diminishing supply of industrial land in our area. Without new industrial land, we will not have room for existing industries to expand or for new industry to locate to provide needed jobs.

Manufacturing jobs are essential to our economy because they are the highest paid private sector jobs we have. Additionally, studies have shown that manufacturing employers generally provide much more in the way of tax revenues to a community than they use in services.

The land that is the subject of Measure 24-68 was once within the Turner Urban Growth Boundary. It was removed because the city was unable to provide adequate sewer and water services to the land. The city is now able to provide those services and this is an important opportunity to bring this property back into the UGB.

We urge you to protect the economic health of Turner and Marion County by voting "YES" on Measure 24-68.

Larry Glassock
President
Salem Economic Development Corporation (SEDCOR)

(This information provided by Larry Glassock)

Reasons to vote yes on ballot measure 24-68 for the Urban Growth Boundary south of Turner.

1. We included this in our first land use plan in the 1970's.
2. The people that own the property should have the right to have all of their property in the city.
3. We need to attract industrial and commercial business's so we can increase the tax base.
4. We have the new sewer project completed, so let us start planning for a wonderful future.

Richard M. Bates

(This information provided by Richard M. Bates)

Vote Yes on this measure to preserve the quality of life in Turner.

With out some form of industrial and commercial development to increase the tax base the citizens of Turner will be faced with increased sewer and water rates to maintain the current level of services. With additional taxes from industry and commerce the city will be able to provide improvements without burdening citizens.

The Turner City Council spent \$30,000.00 of taxpayer monies for the periodic review of its Comprehensive Plan. This review acknowledges that with the recent loss of 135 acres of Industrial zoned land the city is only left with 56 acres, 27 of

which is currently being considered for a proposed power plant. This would leave the City with virtually no remaining land for industrial development. The City staff and planning consultant recommended that the city should maintain some reserve of industrial zoned property and include this 77 acres in the Urban Growth Boundary (UGB) for industrial expansion. The property would still have to be annexed into the city allowing **all the voters** to decide on the merits of any proposed project.

Four Councilors have ignored the recommendations of the professional Planner, City staff and citizens by voting not to include this property in the UGB, thus eliminating any opportunity **for the citizens to vote**. These four have also voted not to place the question of UGB expansion on the ballot. Furthermore they rejected a request from Calpine to increase the UGB in the area in question that would have provided options for better locating the plant to benefit the **Quality of life in Turner**.

The **Citizens of Turner** have the right to decide on issues that affect the future of the community; not four citizens who are using their position on the city council to promote their own personal views.

Your YES vote on this initiative will send a clear message to these Councilors.

J. Craig Spanihower

(This information provided by J. Craig Spanihower)

Arguments Against

Turner voters are being asked to vote on a measure that may be an illegal voter subject. At the February 8, 2001 Council meeting the Mayor made a motion almost identical to the proposed ballot question. The motion failed and the Mayor then blasted the Council in the March Turner Community Newsletter. What he left out however, is that while serving as a Council member in December, 1994 he made a very similar motion about sending a land use issue to the voters for approval. After it passed the council the question of legality surfaced and ironically, one of the current Chief Petitioners was also on the council at that time. The record shows he made a motion, which also passed, to kill the submission to the voters because it was not a legal subject. These same individuals are now asking Turner voters to support their proposition regardless of legality.

The voters should pay special attention to the Ballot Title which reads in part "If this measure is passed by Turner - -." This implies that a yes vote will automatically move this matter to a higher authority. Compare this to the Explanatory Statement and see what really has to happen. There are major STATEWIDE land use laws to deal with that go far beyond a simple yes vote by Turner voters. In fact the City Attorney is on record, in writing, stating that if the measure passes it may be "ADVISORY" only.

The petitioners argue that Turner needs more industrial land set aside but the question is FOR WHOM? Calpine Corporation has already applied to the State for siting which does not include the property in question. Why then this measure - is there a move underway to turn Turner, a quiet residential community of some 1,200 citizens into another Willamette Valley industrial complex?

IS THAT WHAT TURNER CITIZENS WANT!!

(This information provided by George Johnston)

The Preserve the Vote Committee has notified Turner citizens that a majority of its City Council is refusing to allow voters an opportunity to vote on a land use issue, namely the expansion of Turner's Urban Growth Boundary. These same Councilors have weighed the pro's and con's of this issue, which included soliciting public concerns and reviewing in detail the report of the City Planner along with the findings of the City Planning Commission. The conclusion was that UGB expansion would probably not be approved by the County and State at this time.

Two major land use issues have taken place in Turner since 1988, both involving properties where the River Bend pit is now located and on both occasions citizen input was not a factor. In 1988 Turner annexed 110 acres without voter approval. Then in 1995 the gravel pit was permitted and even though a strong citizen objection was raised the Council refused to allow a vote. Records show that some of the individuals who are now leading the demand to vote on this UGB matter were involved in keeping citizen input out the previous debate. It seems strange indeed they now are demanding a vote on a land use issue when they argued against it earlier.

Most of the current majority members of the Council were leaders in the 1998 Charter amendment that now gives Turner citizens the final say on annexation matters. This hardly sounds like an irresponsible group of elected officials.

The Committee told the newspaper that this land was needed to accommodate the Calpine Corporation but they have now applied for siting on a piece of land already within Turner's UGB. Why then the need to add this property now - CITIZENS SHOULD DEMAND AN ANSWER FROM THE COMMITTEE.

(This information provided by Jim Thompson, City Council President)

DON'T BE TRICKED: VOTE "NO" ON MEASURE 24-68

Friends of Cloverdale is a large group of residents who live in South Marion County and formed to protect the rural nature of our area.

Measure 24-68 is a threat to our community. What is its purpose? To change Turner from a rural community by forcing expansion of the Urban Growth Boundary (UGB) for unneeded industrial development that will harm our air quality and clog our roads. The petitioners may want to make you angry with the Turner City Council for not "allowing" you to vote on whether to expand the Urban Growth Boundary (UGB). The truth is that this is not an annexation issue. The UGB cannot expand unless there is a demonstrated need and it has already been determined that there is no need.

After public hearings, the Turner City Council based its decision on the hearings and legal criteria, such as the official land inventory. The inventory showed that there is already an adequate supply of industrial land within the existing UGB and therefore no expansion of the boundary is warranted. There is also an additional excess of commercially zoned land. It has already been determined that a UGB expansion is not legally justified; this initiative is an attempted end-run around existing laws that will likely spawn lawsuits.

Some may want you to believe this has nothing to do with the proposed power plant. It is likely Calpine would own some of the land in question; thus it would be very easy for them to expand their plant and create even more pollution than currently planned.

Please don't allow more farm land to be ruined for the sake of heavy industry. Don't turn our beautiful area into an Albany/Millersburg which is now ugly, stinky, and polluted.

PLEASE VOTE "NO"!

Friends of Cloverdale Steering Committee
Ron Bell
Elise Lynch
Aileen Kaye

(This information provided by Aileen Kaye)

24-69 : City of Gates - Adoption of new City of Gates Charter.

ADOPTION OF NEW CITY OF GATES CHARTER

QUESTION: Shall new city charter be adopted, replacing current charter?

SUMMARY: Grants general powers to city. Would establish the mayor as a council member; require elective office qualifications to include pre-voter registration of nine months residency in the city before election or appointment; re-define the municipal court and municipal judge offices; re-define filling of council vacancies in elective offices and re-address grant proposal restrictions.

EXPLANATORY STATEMENT

The City Charter establishes the form and general powers under which city government operates.

This ballot measure would establish a new city charter. The current city charter has only had a few revisions since 1986. A committee was formed earlier this year to review and make recommendations for a new charter. The committee was made up of four private citizens, the mayor and city council.

The mayor and city council presented the committee's recommendations at an open and public meeting on July 19, 2001.

The committee used various other city charters and the model charter for Oregon Cities provided by the University of Oregon bureau of government research as its guide in reviewing the current charter.

The proposed charter would establish the mayor as a council member; change elector qualifications to include pre-voter registration of nine months in the city before election or appointment; re-define the municipal court and judge office; re-define filling of council vacancies in elective offices and re-address grant proposal restrictions.

A complete copy of the current and/or proposed charter may be obtained at Gates City Hall or by calling 503-897-2669.

Submitted by:

Kathy Sherman, Mayor
On behalf of the Gates City Council

No arguments in favor of or opposed to this measure were filed.

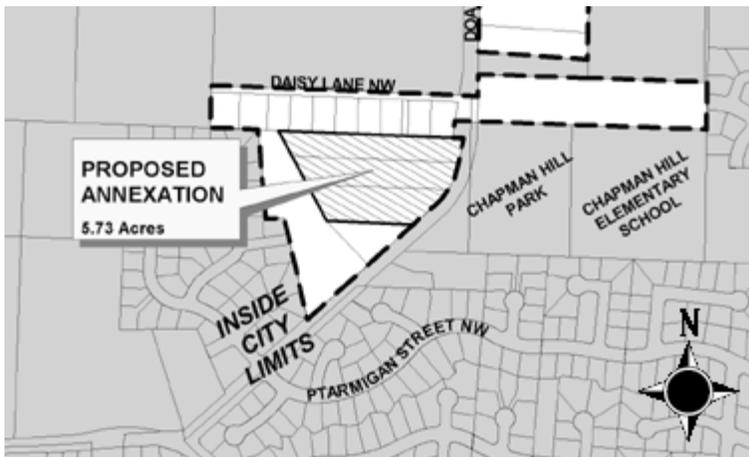
24-70 : City of Salem - A measure proposing annexation of 5.73 acres of Property.

Submitted To The Voters By The Council

A Measure Proposing Annexation of 5.73 Acres of Property

Question: Shall the property located west of Doaks Ferry Road NW and east of Coho Avenue NW be annexed?

Summary: Approval of this measure would annex approximately 5.73 acres of property located west of Doaks Ferry Road NW and east of Coho Avenue NW to the City of Salem. The property is within the Urban Growth Boundary. Upon annexation, the property would be zoned City of Salem RA (Residential Agriculture).



Explanatory Statement:

If approved, this measure would result in annexation of 5.73 acres of property to the City of Salem. The City Council found the proposed annexation meets all applicable land use laws of the State of Oregon and the City of Salem. The City Charter requires submitting this annexation to the voters.

The property proposed for annexation is generally located west of Doaks Ferry Road NW and east of Coho Avenue NW. The entire property is located within the Urban Growth Boundary, and is designated in the Salem Area Comprehensive Plan as "Developing Residential." Zoning of the property if annexed into the city would be RA (Residential Agriculture). RA zoning would typically permit agricultural activities and single family residential land uses.

This annexation was requested by petition of the property owner(s). The annexation would place the property within the City of Salem, subject to city tax rates.

If annexed, the property would be withdrawn from the Salem Suburban Rural Fire Protection District, and would thereafter receive fire and other services from the City of Salem.

Development of property is not required at the time of annexation. When development occurs, it must conform to the zoning designation then in effect. The zoning of any property may be changed from time to time following notice and public hearing as required by law.

The financial impact of this annexation on the city's general fund depends upon the nature and appraised value of the eventual development of the property. Since development is not known at the time of annexation, only average estimates of costs and revenues can be made. Assuming average land and improvement values, residential densities, persons per household, and other indicators commonly found within the zone, and assuming existing levels of city services are maintained, an average RA zone development on this acreage could result in a \$552 annual benefit to the city's general fund (in year 2000 dollars). If the city's levels of service are enhanced in the future, this fiscal benefit could correspondingly decrease.

School funding for operations and maintenance is largely obtained through the state allocation of income tax. The state's current allocation is \$4926 per student. Currently, the Salem-Keizer School District estimates the annual cost per student to be \$6500. The difference between the state allocation and anticipated costs is made up through unexpended prior year budget savings and interest earnings. The annexation area is located within the district, and the district is obligated to provide educational services whether or not the site is annexed to the city.

Additional information and findings regarding the proposed annexation are contained in the staff reports dated August 6, 2001, August 13, 2001 and August 20, 2001. Copies of the staff reports are available for public review on the city's web site; at the Salem Public Library; and at the Salem City Hall, Department of Community Development, 555 Liberty Street SE, Salem, Oregon.

Argument in Favor:

For Measure 24-70

MORE INFORMATION ON ANNEXATIONS

Oregon's innovative planning system, developed from legislation signed by Governor Tom McCall a quarter of a century ago, is designed to provide for orderly development and prevention of sprawl.

Planned annexations of land around city limits within Urban Growth Boundaries are a key element of this planning system and have been since the Salem Area Comprehensive Plan was adopted 20 years ago.

Oregon's widely praised planning system recognizes growth (a decision to live in the Salem area) does not depend on whether property is annexed or not annexed.

People's decision to live in the Salem area will not depend on the result of this vote approving or disapproving the annexation of land to the city limits. This is NOT a vote on the desirability of growth.

If property suitable for development is annexed and available, people will live within the city limits and pay taxes to city government for fire and police protection, libraries and other services. If such property is not available, they will live outside the city limits and use many city services without helping to pay for them.

One of the strongest points of Oregon's planning system is that it encourages cities to plan their growth patterns and then, with annexation, encourage people to live where city plans provide services for them.

The six annexations in this election, which include a mix of home sites, industrial land and park land, all meet every provision of Salem's state approved land use plan.

The Salem City Council found all six annexations comply with Salem's comprehensive plan and applicable criteria for annexation and forwarded them for your vote. Annexation makes sense and is the most economical way to provide additional revenue for the city general fund and for Salem's future.

VOTE YES on 24-70, 24-71, 24-72, 24-73, 24-74, 24-75. These measures are the result of good long range planning.

(This information provided by Brenda Kidder, Citizens for Responsible Planning)

Argument in Favor:

This proposed annexation is completely surrounded by property that is inside the city limits. It is fully served with water, storm drainage and sanitary sewer. The new subdivisions infrastructure and streets will be paid for entirely by the developer with no city funds involved. When completed it will have provided the City of Salem with \$106,400 in permit fees, \$270,000.00 in systems development charges to help maintain existing city of Salem utilities, and an approximate \$95,054.00 per year in property taxes to support the police and fire departments, Salem Keizer School District and city street repair. The property is part of the 25 year comprehensive growth plan. It would be a benefit to the City of Salem to have this property on the property tax rolls.

(This information provided by Robert K. Cole, Willamette Development Co.)

Argument in Favor:

I am one of those citizens that supports sensible growth and development for the City of Salem. Positive or negative impacts to a community for accepting an annexation of land can be determined by using common sense applications. An undeveloped parcel of land cannot contribute its share of municipal costs, taxes and educational cost until that land is developed.

Throughout Oregon, there are vibrant, healthy cities and communities and those communities that have had job losses and financial hardship. Look around and you will see that: Healthy cities have sensible growth and development, Declining cities shrink in population. Healthy cities have new businesses and jobs. Declining cities have vacant buildings. Healthy cities are pro-education and schools. Declining cities have empty school buildings.

This parcel of land to be annexed is currently surrounded by homes. The City of Salem indicated that all of the services are available and that the Developer will pay for all additional improvements. It seems that the City of Salem Planning has insured that all of the financial risks will be the Developers' while the financial rewards will be enjoyed by the citizens of Salem. This annexation will be a positive development for this community.

(This information provided by Gordon King)

Argument in Opposition:

This 5.73-acre proposal lies along Doaks Ferry Road, a limited-access highway in West Salem. To the north are the new high school and park, which will further congest the traffic along that road.

CityWatch opposes this proposed annexation for the following reasons:

1. Little or no thought has been given to road access to this proposed residential development. City staff advises that no planning for access will be started until development plans are received. As of now, it appears that the only possible access will be through existing neighborhoods to the west. Pushing that neighborhood's streets through and making high-volume thoroughfares out of them would significantly change the livability and property values in the existing development.

2. The only stated reason for this annexation proposal is to increase the value of the property.

3. No plan for development has been proposed, and there is no way to know for sure what the nature of eventual development will be, or what the cost to the taxpayers will be, though it is sure to be a net loss to the general fund..
4. Traffic along narrow roads like Ptarmigan Street will increase to dangerous levels.
5. There is already a surplus of homes on the market in West Salem. Added development might serve only to depress existing property values.

CityWatch members believe it will be better to withhold approval at this time, and wait until the forthcoming city ordinance is in place, which will require full disclosure of development plans, and of costs to the taxpayers, to be put before the voters at the time annexation approval is sought.

More information may be obtained from CityWatch. Call 503-362-0619, or write P. O. Box 142, Salem, 97308. Or visit www.salemcitywatch.com between October 24 and November 6.

(This information provided by Jack Holloway, President, CityWatch)

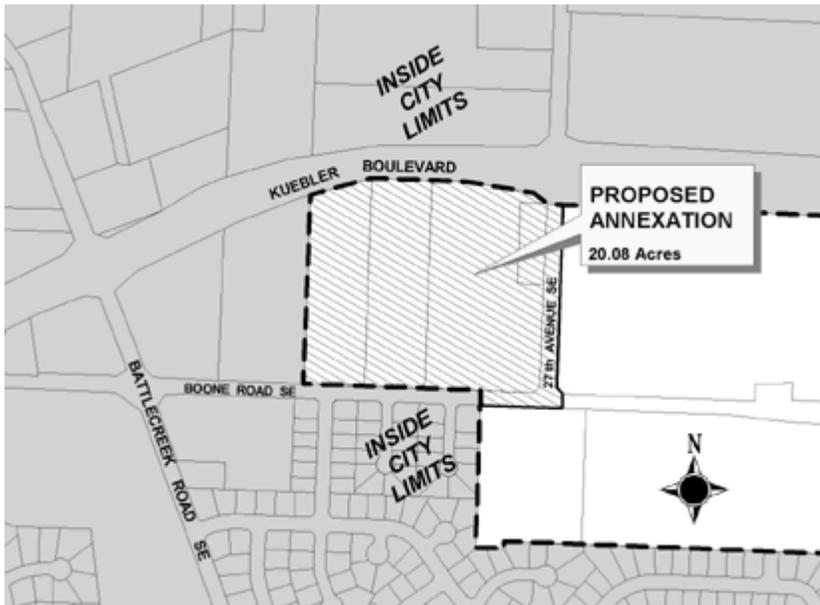
24-71 : City of Salem - A measure proposing annexation of 20.08 acres of Property.

Submitted To The Voters By The Council

A Measure Proposing Annexation of 20.08 Acres of Property

Question: Shall the property located west of 27th Avenue, South of Kuebler Boulevard, and east of Battlecreek Road SE be annexed?

Summary: Approval of this measure would annex approximately 20.08 acres of property located west of 27th Avenue, South of Kuebler Boulevard, and east of Battlecreek Road SE to the City of Salem. The property is within the Urban Growth Boundary. Upon annexation, the property would be zoned City of Salem RA (Residential Agriculture).



Explanatory Statement:

If approved, this measure would result in annexation of 20.08 acres to the City of Salem. The City Council found the proposed annexation to meet all applicable land use laws of the State of Oregon and the City of Salem. The City Charter requires submitting this annexation to the voters.

The proposed annexation area is located west of 27th Avenue SE and south of Kuebler Boulevard. The property is located within the Urban Growth Boundary, and is designated in the Salem Area Comprehensive Plan as "Developing Residential." Zoning of the property, if annexed, would be RA (Residential Agriculture). RA zoning typically permits agricultural activities and single family residential land uses.

The annexation of 15.47 acres of territory was requested by petition of the property owners. The annexation also includes a 4.61 acre adjacent area, which would be surrounded by the city if the 15.47 acres were annexed. Salem ordinances require the inclusion of this adjacent area in the annexation.

The annexation would place the property within the City of Salem, subject to city tax rates. The property would be withdrawn from the Salem Suburban Rural Fire Protection District, and would thereafter receive fire and other services from the city.

Development of property is not required at the time of annexation. Development must conform to the zoning designation then in effect. Zoning may be changed from time to time following notice and public hearing as required by law.

The fiscal impact of this annexation on the city's general fund depends upon the nature and appraised value of the eventual development. Since development is not known at the time of annexation, only average estimates of costs and revenues can be made. Assuming average land and improvement values, residential densities, and other indicators commonly found within the zone, and assuming existing levels of city services are maintained, an average RA zone development on this property could result in a \$1841 annual benefit to the city's general fund (year 2000 dollars). If the levels of service are enhanced in the future, this fiscal benefit could correspondingly decrease.

School funding for operations and maintenance is largely obtained through the state allocation of income tax. The state's current allocation is \$4926 per student. Currently, the Salem-Keizer School District estimates the annual cost per student to be \$6500. The difference between the state allocation and anticipated costs is made up through unexpended prior year budget savings and interest earnings. The annexation area is located within the district, and the district is obligated to provide educational services whether or not the site is annexed to the city.

Additional information and findings regarding the proposed annexation are contained in the staff reports dated August 6, 2001, August 13, 2001 and August 20, 2001. Copies of the staff reports are available for public review on the city's web site; at the Salem Public Library; and at the Salem City Hall, Department of Community Development, 555 Liberty Street SE, Salem, Oregon.

No arguments opposed to this measure were filed.

Argument in Favor:

THE PROPOSAL

This is a request to annex two parcels of property totaling approximately 14 acres owned by me, Randy Barna and by Amber Chase. My family and I are the 3rd and 4th generation to live in this area. The second parcel is owned by Amber Chase who has lived on the site for more than 25 years. The City added an adjoining 6 acres including parts of two streets to the original proposal. The property to be annexed is bordered on 3 sides by existing city limits.

FAIRNESS ISSUE

The city built a waterline across the front of this property 25 years ago. When we purchased our parcel, we paid several thousand dollars toward the cost of this waterline; however we have never been able to obtain water from the line. The city requires the annexation of our property before we can receive water service from the water line for which we helped pay.

THE FUTURE

The I-5 Kuebler Interchange Study done for the master plan financed by the City has recommended this property be zoned Commercial. Amber and I support that recommendation. If this occurs, the estimated traffic fees required to be paid by the owner to the city for street improvements and safety would be \$230,000. The estimated water, sewer, and building

permits fees would be nearly \$300,000. In addition the City of Salem Annexation Model projects about \$35,000 annual net benefit from property taxes paid to the city's general fund if this property is developed for commercial purposes.

This annexation has been reviewed by the Salem Planning Department, Police Department, Fire Department and the South Gateway Neighborhood Association. Commercial development has no impact on schools. No one has filed objections and it complies with every State and Local Land Use Law and Plan.

I urge you to vote YES on 24-71. If you have questions, call me at 503-581-0610

(This information provided by Randy Barna)

Argument in Favor:

CityWatch, a local volunteer group which works for livability improvements and for good local government, recommends approval of this proposed 20-acre annexation, and subsequent rezoning to residential-agricultural, for the following reasons:

1. This site, consisting of open fields and three dwellings, is surrounded on three sides by already-annexed land to the north, west and south. Land across 27th Ave. to the east is vacant county land.
2. Property owners resident on the site have expressed a belief that service from their on-site wells has been adversely affected by adjacent development. Approval of this annexation will permit the property owners to obtain more reliable water service through connection to the city's water system.
3. Planned interchange improvements along Kuebler Blvd. will allow increased traffic access to the site. It is probable that if the city does not approve development here by the time the road work is completed, the county will do so. That will mean development under county code requirements, which are less demanding than those of the city. If, later, the city annexes the property, city taxpayers will most likely have to pay the costs of upgrading the already-developed site to meet city codes.
4. Although the process for publishing complete taxpayer costs for any development are not yet in place, thus preventing us from knowing what the eventual costs to taxpayers might be, it was felt that existing conditions affecting this site do merit approval of this requested annexation. City staff estimates this annexation will produce a surplus of additional tax revenues over the cost of extending city services.

More information may be obtained from CityWatch. Call 503-362-0619, or write P. O. Box 142, Salem, 97308. Or visit www.salemcitywatch.com between October 24 and November 6.

(This information provided by Jack Holloway, President, CityWatch)

24-72 : City of Salem - A measure proposing annexation of 39.61 acres of Property.

Submitted To The Voters By The Council

A Measure Proposing Annexation of 39.61 Acres of Property

Question: Shall the property located north of Kale Street NE (5000 block of Kale Street NE) be annexed?

Summary: Approval of this measure would annex approximately 39.61 acres of property located north of Kale Street NE (5000 block of Kale Street NE) to the City of Salem. The property is within the Urban Growth Boundary. Upon annexation, the property would be zoned City of Salem IBC (Industrial Business Campus).



Explanatory Statement:

If approved, this measure would result in annexation of 39.61 acres to the City of Salem. The City Council found the proposed annexation to meet all applicable land use laws of the State of Oregon and the City of Salem. The City Charter requires submitting this annexation to the voters.

The property proposed for annexation is generally located north of Kale Street NE (5000 block of Kale Street NE). The property is located within the Urban Growth Boundary, and is designated in the Salem Area Comprehensive Plan as "Industrial." Zoning of the property if annexed into the City would be IBC (Industrial Business Campus). Industrial Business Campus zoning would typically permit industrial and manufacturing activities.

This annexation was requested by petition of the property owner(s). The annexation would place the property within the City of Salem, subject to city tax rates. If annexed, the property would be withdrawn from the Marion County Fire District No. 1, and would thereafter receive fire and other services from the City of Salem.

Development of property is not required at the time of annexation. When development occurs, it must conform to the zoning designation then in effect. The zoning of any property may be changed from time to time following notice and public hearing as required by law.

The financial impact of this annexation on the city's general fund depends upon the nature and appraised value of the eventual development of the property. Since development is not known at the time of annexation, only average estimates of costs and revenues can be made. Assuming average land and improvement values, employees per acre, and other indicators commonly found within the zone, and assuming the existing levels of city services are maintained, an average IBC zone development on this acreage could result in a \$41,256 annual benefit to the city's general fund (in year 2000 dollars). If the city's levels of service are enhanced in the future, this fiscal benefit could correspondingly decrease.

School district costs should not be affected by development following this annexation, since industrial development does not result in additional students.

Additional information and findings regarding the proposed annexation are contained in the staff reports dated August 6, 2001, August 13, 2001 and August 20, 2001. Copies of the staff reports are available for public review on the city web site; at the Salem Public Library; and at the Salem City Hall, Department of Community Development, 555 Liberty Street SE, Salem, Oregon.

Argument in Favor:

- In a letter dated June 13, 2001 to the City of Salem, the Northgate Neighborhood Association supported this annexation.

- This property will be zoned Industrial Business Campus when annexed.
- Using City of Salem staff calculations, the fiscal impact of this annexation on the General Fund is estimated to be at least \$41,256 annual benefit to the City in year 2000 dollars.
- School District staff concluded that Industrial development has no negative impact on the School District.
- Annexation of this property represents controlled and managed growth. The city limits is located on two sides of the property. The property has been inside the Urban Growth Boundary since the Boundary was adopted in the early 1970's.
- Water, sewer, and all utility lines are adjacent to the property.

(This information provided by Lawrence T. Epping, Managing Partner, Granada Land Co.)

Argument in Opposition:

Currently grass and grain fields with excellent agricultural soils, this 39.6-acre site abuts orchards on the east, west and north. To the south are new subdivisions and an elementary school.

Proposed zoning is Industrial Business Complex, permitting heavy industry.

CityWatch urges that annexation of this site be delayed until answers to the following questions and difficulties are furnished to the voters:

- 1 Insufficient buffer between possible heavy industry and adjacent orchards. Development should occur only after there is a plan to protect farmlands and good soils around the city.
2. Factories here could advance the process of enclosing Salem within an "iron ring" of heavy industry.
3. Because we don't know what kind of industrial development is planned, we can not know;
 - a. what pollution might be generated
 - b. what demands might be placed upon Salem's diminishing water supply.
 - c. what increased traffic loads would be imposed on Kale Road, a minor arterial
 - d. what the effects on adjacent farms or neighborhoods will be
 - e. what the cost/benefit ratio (tax revenue / costs of service) will be)

We also can not know how many employees might work at this site. We know from years of development history that every new, large employer attracts more job-seekers than there are jobs, so taxpayers will have to pay the high costs of servicing new housing developments to handle the in-migration.

Finally, though the city is making progress in ascertaining and publishing the expected costs of each proposed annexation, certain costs such as fire, police, library expansion and others are still not included in those numbers.

Approval should be withheld until developers furnish the necessary information.

More information may be obtained from CityWatch. Call 503-362-0619, or write P. O. Box 142, Salem, 97308. Or visit www.salemcitywatch.com between October 24 and November 6.

(This information provided by Jack Holloway, President, CityWatch)

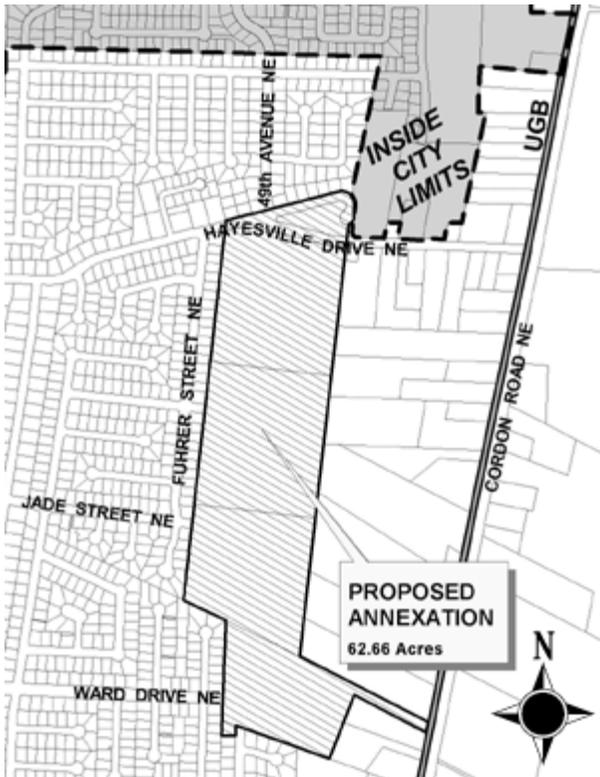
24-73 : City of Salem - A measure proposing annexation of 62.66 acres of Property.

Submitted To The Voters By The Council

A Measure Proposing Annexation of 62.66 Acres of Property

Question: Shall the property located south of Hayesville Place NE, east of Fuhrer Street NE and east of Great Plains Drive NE be annexed?

Summary: Approval of this measure would annex approximately 62.66 acres of property located south of Hayesville Place NE, east of Fuhrer Street NE and east of Great Plains Drive NE to the City of Salem. The property is within the Urban Growth Boundary. Upon annexation, the property would be zoned City of Salem RA (Residential Agriculture), PE (Public and Private Educational Services), PA (Public Amusement) and RS (Single Family Residential).



Explanatory Statement:

If approved, this measure would result in annexation of 62.66 acres. The City Council found the proposed annexation meets all applicable land use laws of the State of Oregon and the City of Salem. The City Charter requires submitting this annexation to the voters.

The annexation area is located south of Hayesville Place and east of Fuhrer Street and Great Plans Drive NE. The property is within the Urban Growth Boundary, and designated in the Salem Area Comprehensive Plan as "Developing Residential." If annexed, the zoning would be RA (Residential Agriculture), PE (Public and Private Education), PA (Public Amusement), and RS (Single Family Residential). The residential zones typically permit single family residential land uses, and public zones permit schools and public parks.

The annexation of 13.33 acres was requested by petition of the property owner. The additional 49.33 acres contains a city park site, two public schools, and street right-of-way. The annexation would subject the property to city tax rates and cause its withdrawal from the Marion County Fire District No. 1.

Development of property is not required at the time of annexation. When development occurs, it must conform to the zoning designation then in effect. Zoning may be changed following notice and public hearing as required by law.

The financial impact of this annexation on the city's general fund depends upon the nature and appraised value of the development. The majority of this annexation contains public lands. Since development of the vacant residential portion is not specifically known at the time of annexation, only average estimates of costs and revenues can be made. Assuming average land and improvement values, residential densities, costs for servicing park and school land, and other indicators, and assuming existing levels of city services are maintained, annexation of the entire area could result in a \$13,957 annual loss to the general fund (year 2000 dollars). This loss is due to the school and park service costs which presently exist and are not affected by annexation. If the city's service levels are enhanced, this loss could correspondingly increase.

School funding for operations and maintenance is largely obtained through the state allocation of income tax. The state's current allocation is \$4926 per student. Currently, the Salem-Keizer School District estimates the annual cost per student to be \$6500. The difference between the state allocation and anticipated costs is made up through unexpended prior year budget savings and interest earnings. The annexation area is located within the district, and the district is obligated to provide educational services whether or not the site is annexed to the city.

Additional information and findings regarding the proposed annexation are contained in the staff reports dated August 6, 2001, August 13, 2001 and August 20, 2001. Copies of the staff reports are available for public review on the city web site; at the Salem Public Library; and at the Salem City Hall, Department of Community Development, 555 Liberty Street SE, Salem, Oregon.

Argument in Favor:

- This annexation area also contains Stephens Middle School (16 acres), a 17-acre City of Salem park; and Yoshikai Elementary School (14 acres). The schools and park are developed and already receive City services.
- I believe the City Council's ballot explanatory statement is very misleading. The two schools and City park pay no taxes. But they will receive the benefit of all City services. My property produces all the revenue in this annexation. If the costs to serve the two schools and City park are removed from the General Fund impact calculations, then this annexation area would produce approximately \$70,000 of annual benefit to the City General Fund, using year 2000 dollars.
- The City commissioned a study of the cost/benefit of annexations which concluded that the City's fiscal position in the General fund is stronger with annexations than under a no growth scenario.
- The development of my property should generate over \$635,000 in Systems Development Charges paid to the City, in year 2000 dollars. All public facilities are current provided to the property. The City has no costs in extending public facilities to this property. The net benefit to the City's Capital Improvement Budget should exceed \$635,000.
- The development plan we submitted to the City shows 69 single family residential lots on our 13.3 acres. The proposed lots are located adjacent to the two new schools and are within easy walking distance.
- This property was included in the Urban Growth Boundary when the Boundary was first adopted in the early 1970's. The result of annexation is that growth will be managed and controlled according to adopted City plans.
- The Northgate Neighborhood Association did not oppose this annexation.

(This information provided by Lawrence T. Epping, Managing Partner, Granada Land Co.)

Argument in Opposition:

CityWatch, a local volunteer group working for livability improvements and for good local government, recommends a "no" vote on this proposed 62.66-acre annexation, for the following reasons:

This annexation proposal, in order to obtain city services for one 1.41-acre parcel and one 11.74-acre parcel, would bring in an additional 33.72 acres consisting of two schools and a parcel designated as future parkland. That is because the two

smaller parcels the developer wants annexed are isolated, and can be connected to each other and to the city only if the intervening schools and the parkland are annexed, as well .

The entire group of parcels being proposed would connect with the city only along the shortest side (less than 300 feet) of the smallest, 1.41-acre parcel. It would therefore produce a “peninsula” of annexed land and would create yet another large enclave of unincorporated land between the “peninsula” and the city border to the west.

This is not good planning. It does not represent the logical progression of city boundaries, nor the cost-effective extension of city services.

City staff estimates that after development, the city’s general fund would experience a net deficit on this property. In addition the school district would have to assume substantial additional expenses to accommodate additional students from this area.

CityWatch believes that annexation of these parcels should occur, if at all, only after the unincorporated land between these parcels and the existing city boundary is brought into the city.

More information may be obtained from CityWatch. Call 503-362-0619, or write P. O. Box 142, Salem, 97308. Or visit www.salemcitywatch.com between October 24 and November 6.

(This information provided by Jack Holloway, President, CityWatch)

24-74 : City of Salem - A measure proposing annexation of 10.62 acres of Property.

Submitted To The Voters By The Council

A Measure Proposing Annexation of 10.62 Acres of Property

Question: Shall the property located south of Wiltsey Road SE and north of Madras Street SE be annexed?

Summary: Approval of this measure would annex approximately 10.62 acres of property located south of Wiltsey Road SE and north of Madras Street SE to the City of Salem. The property is within the Urban Growth Boundary. Upon annexation, the property would be zoned City of Salem RM2 (Multiple Family Residential).



Explanatory Statement:

If approved, this measure would result in annexation of 10.62 acres of property to the City of Salem. The City Council found the proposed annexation meets all applicable land use laws of the State of Oregon and the City of Salem. The City Charter requires submitting this annexation to the voters.

The property proposed for annexation is located south of Wiltsey Road, north of Madras Street SE. The property is within the Urban Growth Boundary, and is designated in the Salem Area Comprehensive Plan as "Multi-Family Residential." Zoning of the property, if annexed, would be RM2 (Residential Multiple Family 2). RM2 zoning would permit multiple family residences with a maximum density of twenty-eight dwelling units per acre.

This annexation of 10.27 acres was requested by petition of the property owner(s). The annexation also includes a 0.35 acre adjacent area surrounded by the city should the 10.27 acres be annexed. Salem ordinances require the inclusion of this adjacent area in the annexation. If annexed, the property would be subject to city tax rates and be withdrawn from the Salem Suburban Rural Fire Protection District.

Development of property is not required at the time of annexation. When development occurs, it must conform to the zoning which is in effect at the time of development. The zoning of property may be changed from time to time following notice and public hearing as required by law.

The fiscal impact of this annexation on the city's general fund depends upon the nature and appraised value of the eventual development. Since development is not known at the time of annexation, only average estimates of costs and revenues can be made. Assuming average land and improvement values, residential densities, persons per household, and other indicators common to the zone, and assuming the existing levels of city services are maintained, an average RM2 zone development on this property could result in a \$25,056 annual loss to the city's general fund (year 2000 dollars). If the city's levels of service are enhanced in the future, this loss could correspondingly increase.

School funding for operations and maintenance is largely obtained through the state allocation of income tax. The state's current allocation is \$4926 per student. Currently, the Salem-Keizer School District estimates the annual cost per student to be \$6500. The difference between the state allocation and anticipated costs is made up through unexpended prior year budget savings and interest earnings. The annexation area is located within the district, and the district is obligated to provide educational services whether or not the site is annexed to the city.

Additional information and findings regarding the proposed annexation are contained in the staff reports dated August 6, 2001, August 13, 2001 and August 20, 2001. Copies of the staff reports are available for public review on the city's web site; at the Salem Public Library; and at the Salem City Hall, Department of Community Development, 555 Liberty Street SE, Salem, Oregon.

No arguments opposed to this measure were filed.

Argument in Favor:

CityWatch, a local volunteer group which works for livability improvements and for good local government, recommends a "yes" vote on this annexation proposal.

The owners of 10.27 acres of this 10.62-acre parcel have petitioned for annexation, and the owners of a small, included .35 acre parcel are opposed.

Although we are reluctant to support the idea of annexation being imposed upon a reluctant property owner, it is inevitable that this entire parcel will be developed and annexed in any case. The entire parcel, including the .35 acres enclaved within the petitioned area, is itself an enclave, being entirely surrounded by city land.

Proposed use of the land is multi-family housing, which is consistent with the existing developments on both adjacent and nearby properties, on both sides of Commercial St S.E. Easy access to major transportation routes, especially along Commercial Street S.E. makes multi-family housing a better fit for this parcel than it might be in other areas of the city which are less well-served for meeting various types of transportation needs.

Although the exact fiscal impact of this annexation is not known, city staff estimates a net loss to the city's general fund. CityWatch's recommendation for approval is based primarily upon the fact that this parcel is already totally surrounded by the city.

More information may be obtained from CityWatch. Call 503-362-0619, or write P. O. Box 142, Salem, 97308. Or visit www.salemcitywatch.com between October 24 and November 6.

(This information provided by Jack Holloway, President, CityWatch)

Argument in Favor:

For measure 24-74

This property, located on Wiltsey Road, off South Commercial Street, is surrounded by land already annexed into the City of Salem.

The Salem City Council found that this annexation complies with Salem's comprehensive plan and applicable criteria for annexation and forwarded it for your vote. The South Gateway Neighborhood Association that reviewed the proposal had no objections to it.

The land within the city, which surrounds this property, is zoned for multifamily use. This property, when annexed, will also be zone for multifamily uses. Even prior to this annexation proposal, the City of Salem had designated this land as part of the city's inventory of future multifamily land. This inventory is required to meet statewide and city planning goals.

The property is co-owned by one of the largest developers of senior housing in North America. This property may be developed as senior housing. A senior housing use would have no impact on schools (except to pay property taxes for school funding), and little impact on neighborhoods and traffic.

The annexation proposal, land completely surrounded by land already annexed into the city, meets every provision of Oregon law and Salem Ordinance and has been approved by every reviewing body with no objections to the annexation.

It will immediately provide additional revenue to the Salem general fund for improved police and fire services, street maintenance and other city needs.

For a better Salem, VOTE YES on Measure 24-74

(This information provided by Dr. and Mrs. John Burr)

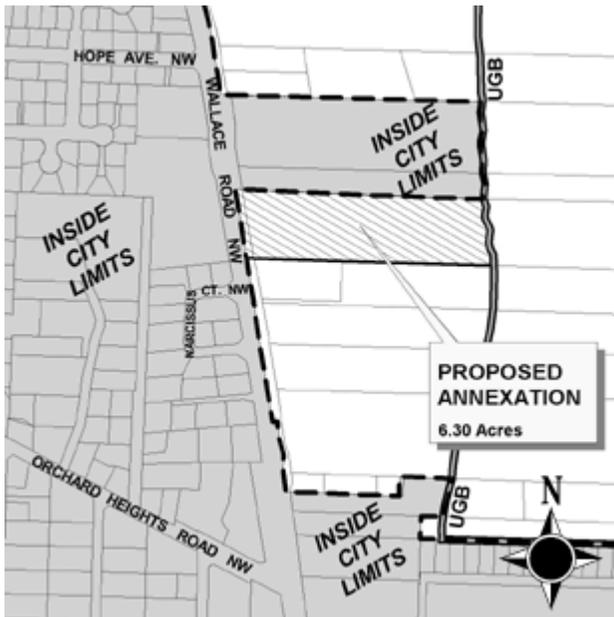
24-75 : City of Salem - A measure proposing annexation of 6.30 acres of Property.

Submitted To The Voters By The Council

A Measure Proposing Annexation of 6.30 Acres of Property

Question: Shall the property located east of Wallace Road NW (1500 block of Wallace Road NW) be annexed?

Summary: Approval of this measure would annex approximately 6.30 acres of property located east of Wallace Road NW (1500 block of Wallace Road NW) to the City of Salem. The property is within the Urban Growth Boundary. Upon annexation, the property would be zoned City of Salem RM2 (Multiple Family Residential).



Explanatory Statement:

If approved, this measure would result in annexation of 6.30 acres to the City of Salem. The City Council has found the proposed annexation meets all applicable land use laws of the State of Oregon and the City of Salem. The City Charter requires submitting this annexation to the voters.

The property proposed for annexation is generally located east of Wallace Road NW (1500 block of Wallace Road NW). The entire property is located within the Urban Growth Boundary, and is designated in the Salem Area Comprehensive Plan as "Multi-Family Residential." Zoning of the property, if annexed into the City would be RM2 (Residential Multiple Family 2). The RM2 zoning would typically permit multiple family residences with a maximum density of twenty-eight dwelling units per acre.

This annexation was requested by petition of the property owner(s). The annexation would place the property within the City of Salem, subject to city tax rates. If annexed, the property would be withdrawn from the Salem Suburban Rural Fire Protection District, and would thereafter receive fire and other services from the City of Salem.

Development of property is not required at the time of annexation. When development occurs, it must conform to the zoning designation then in effect. The zoning of any property may be changed from time to time following notice and public hearing as required by law.

The financial impact of this annexation on the city's general fund depends upon the nature and appraised value of the eventual development. Since development is not known at the time of annexation, only average estimates of costs and revenues can be made. Assuming average land and improvement values, residential densities, persons per household, and other indicators commonly found within the zone, and assuming the existing levels of city services are maintained, an average RM2 zone development on this property could result in a \$13,667 annual loss to the city's general fund (year 2000 dollars). If the city's levels of service are enhanced in the future, this loss could correspondingly increase.

School funding for operations and maintenance is largely obtained through the state allocation of income tax. The state's current allocation is \$4926 per student. Currently, the Salem-Keizer School District estimates the annual cost per student to be \$6500. The difference between the state allocation and anticipated costs is made up through unexpended prior year budget savings and interest earnings. The annexation area is located within the district, and the district is obligated to provide educational services whether or not the site is annexed to the city.

Additional information and findings regarding the proposed annexation are contained in the staff reports dated August 6, 2001, August 13, 2001 and August 20, 2001. Copies of the staff reports are available for public review on the city's web site; at the Salem Public Library; and at the Salem City Hall, Department of Community Development, 555 Liberty Street SE, Salem, Oregon.

Argument in Favor:

1500 Block - East of Wallace Road, N. W. Salem, Oregon 97304

I am owner Florence Crawford, a retired senior citizen who has lived on this property since 1961.

The property was included in the second choice site for the new West Salem High School. It is close to shopping, the post office, banks, churches and the bus service. It is bordered on the north and west sides by property already annexed into the city. The property is within the Urban Growth Boundary, and is already connected to city water; thus is in a prime location for further community development. The property is within School District 24-J and any students that live here would be in the 24-J system, whether or not the property is annexed. The inclusion of the property would add to taxes collected by the city to help pay for police, fire and other city needs.

My deceased husband Frank and I worked hard to create a value in the property that we could use as a resource for our retirement income. Annexation is a necessary part of this plan. Not being annexed would have a detrimental impact on my ability to support myself in my retirement.

(This information provided by Florence C. Crawford)

Argument in Opposition:

CityWatch opposes approval of this 6.3-acre multi-family residential (R2) annexation request for the following reasons:

1. Traffic along Wallace Road, even after the recent widening of the road, is growing increasingly more congested. Traffic congestion is often worst right at the bridgehead, especially during rush hours.
2. Opponents of the proposal to site the new West Salem High School in this area pointed with considerable alarm at the effects the school would have on Wallace Road traffic. Addition of this multifamily development, along with four or five more now in the pipeline, would have the same effect. Development here, if any, should be limited to single-family (R1).
3. This parcel is one of several planned multi-family parcels whose eastern borders lie along the route of a planned collector route to be named Marine Drive. Development of each parcel will include completion of that segment of Marine Drive adjacent to that parcel. Thus, each parcel developed will increase pressure to develop all other parcels, so as to complete Marine Drive. Since Marine Drive will run only from Riverbend at the north, to a network of local streets around the bridgehead at its southern end, this will cause massive increases in congestion at its southern terminus.
4. Finally, though the city is making progress in ascertaining and publishing the expected costs of each proposed annexation, certain costs such as fire, police, library expansion and others are still not included in those numbers. There is no way to know how much this proposed annexation is likely to cost the taxpayers, but there will be some net loss to the general fund.

More information may be obtained from CityWatch. Call 503-362-0619, or write P. O. Box 142, Salem, 97308. Or visit www.salemcitywatch.com between October 24 and November 6.

(This information provided by Jack Holloway, President, CityWatch)