

November 4, 2003 Special Election Voter Pamphlet

MEASURE NO. 24-111

Mt. Angel Rural Fire Protection District

Referred to the people by the District Board

Annexation of City to Rural Fire District for Fire Protection

Question: Shall the City of Mt. Angel be annexed to the Mt. Angel Rural Fire Protection District?

Summary: The City currently provides fire protection for the City, while the Rural Fire Protection District provides fire protection for the rural areas outside the city limits. The annexation would form one unit of government to serve both the City and Rural Fire Protection District with fire and emergency medical coverage.

Revenue to operate the proposed district would be raised by applying the existing district tax rate to the assessed property within the expanded fire district, including the property inside the city as well as outside the city.

Explanatory Statement:

The Board of Directors of the Mt. Angel Rural Fire Protection District and the Mayor and the City Council of the City of Mt. Angel have agreed to submit to the voters within their respective jurisdictions the question of whether the fire protection function within the city shall be annexed to the fire district. If successful, it will provide that a single unit of government will provide fire protection within the district both within the city limits and outside the city. Revenue will be raised by applying the existing district tax rate to the assessed property throughout the expanded district, both within the city and outside the city.

The City and the District have entered into an Intergovernmental Agreement which provides that the city fire station and fire fighting personal property, fire vehicles and related fire equipment will be transferred to the District. The District is governed by a five member board of directors. Two positions will be immediately vacated with replacements appointed from qualified voters within the city. The district will also change its name to "Mt. Angel Fire District".

Fire department employees and volunteers of the city will be transferred to the district.

Submitted by,

Stan Seifer

Board President

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

MEASURE NO. 24-112

City of Mt. Angel

Referred to the people by the City Council

Annexation of City of Mt. Angel to Rural Fire District

Question: Shall City of Mt. Angel annex to Mt. Angel Rural Fire Protection District?

Summary: The City now provides fire protection and medical services within the City by contract with the Mt. Angel Rural Fire Protection District. The District provides these services for rural areas outside the City limits.

Explanatory Statement:

The Mt. Angel City Council and the Mt. Angel Rural Fire Protection District Board have referred to the voters whether to annex the City to the District. If approved by City and District voters, the District will provide fire protection within the City as well as in the rural areas.

The City and District have an Intergovernmental Agreement. The City has agreed to transfer its fire station, fire vehicles, fire equipment and personal property to the District. The City will transfer its fire department employees and volunteers to the District.

The District has a Board of Directors of five members. The District has agreed that two Board positions will be vacated. City voters will be appointed as the new members. The District plans to change its name to the Mt. Angel Fire District.

Revenue for fire services comes from the District tax rate. The rate will be assessed against all property in the District, both inside and outside of the City.

Submitted by, Gene Miles, City Administrator/Recorder

Argument in Favor:

The Mt. Angel City Council and the Board of Directors of the Mt. Angel Rural Fire Protection District are asking you to vote yes in support of the creation of the Mt. Angel Fire District. Both the City Council and the District Board have approved this annexation proposal. The next step to accomplish this task is a yes vote by voters on the annexation measure.

The existing fire station, fire vehicles and equipment will be transferred into one operating fire service district. The city will continue to receive professional fire service while the new district can more effectively manage its resources. Improvements in fire protection can be accomplished under the direction of a single elected board of directors. The five member board that will govern the district will consist of two members who live within the city. The new fire district will be structured like many other fire districts in our area, some of which have been in existence for many years.

The City of Mt. Angel, like many Oregon communities has lost significant resources in the past few years. This loss coupled with the present economic conditions has left the community unable to provide basic services at levels we once enjoyed. If the annexation is approved the following will become viable goals for the community:

1. Major repairs to city streets starting with College Street.
2. Development of a new Mt. Angel Public Library.
3. Maintain 24/7 police coverage for the community.

This is an opportunity to create a better fire district and to improve the City of Mt. Angel by concentrating its resources on streets, library and police services. I urge you to join me in voting yes for the annexation of the City to the fire district.

(This information provided by Thomas C. Bauman)

We the volunteers of Mt. Angel firefighters annexation committee support annexation. For many years the volunteers have both worked for the City of Mt. Angel and the Mt. Angel Rural fire district. The way this has worked is that both would support the needs of the department through an agreement that is based on matching funds. This works well when each side has funds and commitment to support MAFD. Over the past few years this has not been the case. The funds that support the city have had to be used for more pressing issues. With the declining budget, MAFD had to make a choice between cutting safety equipment and training or our chief. Currently our chief is part time and has delegated as many of

his duties as possible. In years gone past the MAFD volunteers would step up, embrace the challenge, and get the job done. Times have changed for small volunteer fire departments with increased regulations from the state and feds. Each volunteer firefighter is required by law to become a certified firefighter and to have extension training each year to remain eligible to fight fires. This required training, its' cost, and paper work associated with it have become a tremendous burden which needs professional staff and training to ensure our compliance.

This annexation is a tax increase for the citizens of Mt. Angel (approximately \$1 per \$1000). These funds will go directly to support the fire department. The funds that were previously in the city budget to support MAFD will remain with the city. As members of the community we believe there our many worthy goals this community can address with these funds. Your vision for better streets, a new library, safety,can begin.

This is a great place to live, let's continue to volunteer, get involved, and support our community.

Vote YES for the Mt. Angel fire annexation.

(This information provided by Don Seiler, Mt. Angel Firefighters Annexation Committee)

No arguments opposed to this measure were filed.

MEASURE NO. 24-113

City of Salem

Referred to the people by the City Council

Measure Proposing Annexation of 48.01 Acres of Property Into Salem

Question: Shall property located at the southwest corner of I-5 and Kuebler Boulevard intersection be annexed into the City?

Summary: Approval of this measure would annex 48.01 acres of property located west of Interstate 5, south of Kuebler Boulevard, east of 27th Street SE, and both north and south of Boone Road SE into the City of Salem. The property is within the Urban Growth Boundary. Upon annexation, the property would be zoned Commercial Retail (CR); Multiple Family Residential (RM1); and Single Family Residential (RS). The Property would be developed according to the development plan which was approved by the City Council on August 11, 2003.

Explanatory Statement:

If approved, this measure would result in annexation of 48.01 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.

If voters approve this annexation, the applicants propose to develop 20.9 acres of the annexation as commercial development, 3.5 acres for apartment (40 units, 11.62 dwellings units per acre(du/a)), 6.9 acres for condominium (68 units, 9.78 du/a) development and 12.9 acres for single family residential development composed of 44 lots (3.4 du/a).

The property is located west of Interstate 5, south of Kuebler Boulevard, east of 27th Street SE and both north and south of Boone Road SE, is designated in the Salem Area Comprehensive Plan as "Developing Residential." Zoning of the property if annexed would be CR (Commercial Retail), RM1 (Residential Multiple Family-1) and RS (Single Family Residential).

If the property is developed as proposed by the applicants, the proposed annexation is estimated to create an annual benefit of \$109,383 to the City's General Fund (in year 2000 dollars). Planned level of service increases could correspondingly decrease the annexation's fiscal benefit.

School funding for operations and maintenance is largely funded by the State School Fund Formula Revenues, including property taxes, state general purpose grant, etc. In fiscal year 2003-04, State School Fund Revenues provided \$5,867 per student to the Salem-Keizer School District. In fiscal year 2003-04, the School District estimates the annual cost per student to be \$6,644. The difference between the State School Fund Revenues and estimated costs are made up through Exempt Resources, including interest earnings, beginning balance, etc. The School District estimates that 65 students would be added because of the annexation and development. Because capacity exists, there is no capital cost for additional facilities.

The Salem Fire Department indicates a response time of one to two minutes. The Police Department indicates that an increase of 0.37 full time equivalent police officers would be required. The Public Works Department indicates that adequate services would be constructed by the developers at their cost. Community Services-Parks indicates that partial park service would be provided by the Lee/Battlecreek Park. The Salem Finance Department indicates the property would begin paying city property taxes in 2004-2005.

The urban growth policies of the Salem Area Comprehensive Plan may be reviewed 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. Also, additional information and findings regarding the proposed annexation are contained in the staff reports dated June 23, 2003. 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.

Submitted by, Salem City Council

Argument in Favor:

Mill Creek Industrial Development Needs Hazel's Hill Goods and Services

As an owner of a manufacturing company, I am currently looking to locate a 120,000 square foot facility in the Pacific Northwest that would employ approximately 175 direct employees and 25 indirect employees. As an alternative, I have investigated the new Mill Creek Industrial Park being developed near the interchange of I-5 and Hwy 22.

Among the many things I look for when selecting a development site is the site's proximity to goods and services. Employees need the ability to take care of banking, insurance, medical and other errands, plus have available a variety of eating alternatives during their lunch break. These goods and services are currently located too far away on Commercial Street or Lancaster Drive.

It is for this reason that I support the Hazel's Hill annexation and the planned development that could occur on this site. This development will provide the mix of neighborhood commercial goods and services that will allow my employees to leave the facility and make it back before the end of their lunch break.

The Mill Creek Industrial Development appears to be a well thought out project; however, I cannot afford to have my employees traveling to other sections of the City of Salem during their lunch breaks. And, I am certain that other site location decision makers will base their location decisions on the same factors. As a result, I whole-heartedly recommend that the citizens of Salem approve the Hazel's Hill annexation. A vote for annexation will help support the Mill Creek Industrial Development and create more jobs in the City.

(This information provided by Jerry Edwards, Pres., Roadmaster Manufacturing)

Neighborhood will benefit from Hazel's Hill Annexation

As a property owner in the South Gateway Neighborhood, I am familiar with the plans behind the Hazel's Hill annexation. The project includes a mix of retail and office, plus a variety of residential types. The Commercial development includes grocery and other retailers that will meet the needs of the local neighborhood. This type of development will not compete with the businesses meeting the needs of residents near Commercial St., Lancaster Dr., nor Downtown for that matter. This project will also bring in many new and much needed jobs for everyone.

In addition, all one has to do is look at a map to see that there are many people from the East side of I-5 that must travel across Kuebler Blvd. Through this area to get to Commercial St. to meet their shopping needs. When finally developed, many of these trips will be diverted off of Kuebler Blvd. into the Hazel's Hill complex, relieving the balance of Kuebler to support the working commuters that must travel between neighborhoods.

The Hazel's Hill residential plan provides a quality entrance into the South Gateway of the City of Salem. By providing a creative mix of residences, the plan takes advantage of the hillside setting while still meeting the city's residential density requirements. Nice single-family residences adorn the hillside, while condominiums are tucked down near the freeway, and apartments are inserted between the single-family residences and the commercial development.

Just to get annexed, the property owners had to identify what the development would look like when it is eventually developed. No one knows for sure when it will be actually developed. However, the plan that has been presented is one that will add to the character and quality of the neighborhood. I recommend that you support the Hazel's Hill annexation.

(This information provided by Wes Helmer)

Kuebler Needs Hazel's Hill Traffic Improvement Dollars

As a Board Member of the South Gateway Neighborhood Association, I am in support of the Hazel's Hill annexation. As an owner of property located across the street from the proposed development, I believe that the development will positively impact this community.

First, significant transportation improvements, currently estimated at \$1,300,000, will be required to be constructed at the developer's expense. At a minimum, this means a much needed widening of Kuebler Blvd. And 27th Avenue, and a traffic signal at the intersection of Kuebler Blvd. And 27th. These improvements are long overdue and will significantly enhance the safety of the citizens of this city as they travel through this intersection.

Second, the City has determined that the project would create a \$109,383 annual surplus to the City's General Fund.

Furthermore, public services will not be impacted as a result of this proposal. The Fire Department expects a 1-2 minute response time; the Police Department noted that typically commercially developed property has minimal impact on police services and adequate police service is available to serve the property at this time; and the School District indicates existing facilities would support the anticipated addition of students from the residential development on the property with no additional costs to the District for new facilities or staff. As a result, this project will provide considerable benefits to the City of Salem with minimal impact to its resources.

Hazel's Hill, once developed, will provide much needed goods and services in an area where there currently isn't any. With that will come traffic improvements that will make this intersection at Kuebler Blvd and 27th Street much safer; traffic improvements that at this time the City can not afford, but a developer can. As a result of the benefits that will result from this annexation and development, I am in support of the Hazel's Hill annexation.

(This information provided by Randy Barna)

Argument in Opposition:

PROTECT SALEM'S NEIGHBORHOODS

AVOID MORE TRAFFIC CONGESTION

AVOID INCREASED TAXES

FOXHAVEN RESIDENTS

URGE YOU TO

VOTE NO ON MEASURE 24-113

This huge annexation at Kuebler and I-5 will profit a few but cost the rest of us dearly!

The Hazel's Hill annexation is one of the largest ever put before Salem's voters. While the property owner and a few developers stand to profit handsomely from ugly strip malls and a cookie-cutter subdivision, the rest of us will pay in reduced quality of life and increased taxes.

MEASURE 24-113 WILL INCREASE TRAFFIC

Traffic congestion on Kuebler is already a nightmare. This development will add nearly 10,000 more trips per day. Despite repeated requests, the developers have failed to provide a full traffic analysis. Why? Are they afraid of what this analysis will reveal?

MEASURE 24-113 WILL HARM SALEM'S VITALITY

All over Salem there are retail buildings standing vacant. Allowing developers to build unneeded strip malls on the edge of town will harm existing business districts and undermine existing neighborhoods.

MEASURE 24-113 WILL INCREASE YOUR TAXES

Measure 24-113 would require us to build costly new schools, roads, and other public infrastructure — or else accept more congestion, more school crowding and reduced services. In the end, we'll have to pay more taxes to clean up the mess.

PLEASE JOIN YOUR NEIGHBORS AND

VOTE NO ON MEASURE 24-113

(This information provided by Karl Henich, Foxhaven Residents)

1000 Friends Of Oregon

Urges You To

Vote NO on Measure 24-113

Salem voters have a choice.

We can vote for wasteful, auto-dependent, ugly big-box sprawl on large blocks of land on the fringe of the existing urban area.

Or we can VOTE NO to support existing businesses and protect the health of existing neighborhoods and downtown.

The Hazel's Hill development is not in the public interest.

Hazel's Hill will put dollars in the pockets of developers while degrading Salem's existing neighborhoods. Vote No to protect Salem's quality of life!

The Hazel's Hill development promises costly traffic nightmares.

The Hazel's Hill annexation is one of the largest ever placed before Salem's voters. Kuebler Boulevard already suffers from serious traffic problems. Hazel's Hill will put thousands more cars on the road every day. Two state agencies have expressed concerns over the additional impacts from this development. Vote No to protect Salem's transportation network!

The Hazel's Hill development will undermine our neighborhoods.

This huge new development will require a massive extension of public services like water, sewer and roads. It will undermine existing retailers and existing neighborhoods where substantial investments in public facilities have already been made. Vote No to protect Salem's neighborhoods!

WELL-FUNDED LAND SPECULATORS

SHOULD NOT RUN ROUGHSHOD OVER OUR CITY!

1000 Friends of Oregon

Urges You to

Vote NO on Measure 24-113

(This information provided by Sid Friedman, 1000 Friends of Oregon)

FRIENDS OF MARION COUNTY OPPOSES MEASURE 24-113

PLEASE VOTE NO ON THE HAZEL'S HILL ANNEXATION

This proposed new development at the I-5/Kuebler interchange is too big, too soon, includes far too much freeway-oriented commercial development, and is inconsistent with Salem's long-range planning.

Salem voters should know that the Planning Commission studied the current proposal and voted against it. In findings dated June 11, 2003, the Planning Commission said:

"The proposed development will undoubtedly have a significant impact on the condition of the existing transportation system... adding additional congestion to an already busy interchange.

"The applicant has not sufficiently demonstrated that the proposed development will benefit the public... The benefits appear to be limited... to select stakeholders and freeway travelers..."

"Adding commercial services in this area... is premature and will significantly alter the character of the area."

"[T]he proposal for this site [is] not consistent with [Salem Futures] concepts."

We all know that Kuebler Boulevard already has serious traffic problems. This huge new development will put thousands more cars on the road every day.

We all know that there are already too many vacant commercial buildings in Salem. This development will harm existing businesses that provide jobs to current Salem residents.

We all know that when we make careful plans, we ought to follow them. We should reinvest in existing neighborhoods before we start building new ones.

THIS IS OUR CITY. We don't need to accept poorly-planned, inappropriate development that will increase traffic congestion, undermine established businesses and weaken existing neighborhoods.

PLEASE VOTE NO ON MEASURE 24-113

(This information provided by Bob Lindsey, Friends of Marion County)

CITYWATCH cannot support annexation 24-113. This development (24-113) doesn't meet required community standards. Our community can't afford 24-113.

- 24-113 imposes stress on South Salem neighborhoods and brings no benefits.

As it is planned, 24-113 won't provide enough tax dollars to cover the costs of all the community services it requires.

As planned this development won't pay its share of either TODAY'S or TOMORROW's community needs...

- TODAY – Salem needs more fire stations to protect our property.
- TODAY – More police services are needed to keep our families safe.
- TOMORROW – If approved, this development would dump 10,000 extra trips per day onto nearby streets. How will police and fire services get through that? What's the cost for street redesign and additional maintenance?
- TOMORROW – This development will increase school enrollment in the area. The school district estimates that new enrollment could cost \$450,000 more each year. Where will that money come from?

Remember, new development in Salem is not required to pay its share of additional costs for schools, traffic or public safety.

So, no matter where you live in Salem, your tax dollars help underwrite this kind of sprawl.

CITYWATCH supports fair development that provides a decent profit to the developer without placing additional burdens on taxpayers.

CITYWATCH encourages development that respects our community-wide vision for growth. All development should protect our children and grandchildren by using our fiscal and physical resources as efficiently and fairly as possible.

CITYWATCH endorses development that considers that long term needs of our region while paying its share of infrastructure, public safety, and school costs.

For TODAY – Please VOTE NO on 24-113.

(This information provided by Mary Kamppi, President, CityWatch)