

## **24-154: City of Stayton**

### **ANNEX, ZONE AND SUBDIVIDE 7.03 ACRES NEAR SANTIAM / JEFFERSON STREETS**

**QUESTION:** Shall 7.03 acres near Santiam/Jefferson Streets be annexed, zoned and subdivided to provide 23 lots for single family dwellings?

**SUMMARY:** By Ordinance 883, the Stayton City Council approved a request by the Piculell Group to annex 7.03 acres located adjacent to East Santiam and East Jefferson Streets. The 7.03 acres will be rezoned for single family dwellings and subdivided into 23 lots to be known as Jefferson Estates. A citizen opposed Ordinance 883 and filed a referendum to place the question on the ballot whether to annex, rezone and subdivide the 7.03 acres.

A yes vote means the annexation, rezone and subdivision is approved. A no vote means the annexation, rezone and subdivision will not be approved.

The 7.03 acres is located inside the Stayton Urban Growth Boundary, and is designated Low Density Residential in the Stayton Comprehensive Plan. The annexation would convert 7.03 acres zoned as Marion County Urban Transition Farm to 23 single family dwelling sites and extend city services (sewer, water and streets) to the annexed area.

### **EXPLANATORY STATEMENT**

The Stayton Municipal Code (SMC) and state law require that if certain criteria are met the City of Stayton may approve an annexation request. The Stayton Planning Commission, on July 25, 2005, and subsequently the Stayton City Council, on September 6, 2005, after public hearings, determined that the applicable criteria for the "Jefferson Estates" annexation had been met, and the Stayton City Council approved the annexation.

Approval criteria for a City annexation include: a) whether a need exists for the annexation; b) whether the site can be adequately served by city services; c) whether the proposed annexation is contiguous to existing city limits; d) whether the proposed annexation is compatible with the surrounding area; and e) whether the annexation complies with applicable state laws. The Stayton Planning Commission, and subsequently the Stayton City Council, determined these criteria were met and approved the annexation subject to certain conditions.

The Stayton City Council determined the first criterion was met for this annexation. The City interprets the concept of need as not only for more housing, but also to correct or supplement infrastructure issues that may only be addressed by including the site into the city limits. In this case, annexation would include infrastructure enhancements and new street connections.

This annexation requires the Piculell Group to construct the extension of E. Jefferson St. for the entire length of the annexed territory with half street improvements (curb and sidewalk on north side) per SMC 12.04.080(2); half street improvements along the south side of E. Santiam St.; full width improved extension of Highland Drive to the new portion of E. Jefferson St.; and replacement of 780 feet of undersized 6" water main along E. Santiam St. with a new 12" line to increase water volume and pressure in the area.

City services were found by the Stayton City Council to be adequate to serve the subject property. The site is contiguous to the existing city limits of the City of Stayton. The proposed annexation was determined by the Stayton City Council to be compatible with the surrounding area on the basis that the residential nature and density of the annexation proposal is consistent with nearby properties and in keeping with the City's comprehensive land use plan map. Finally, the annexation was determined by the Stayton City Council to be in compliance with applicable state laws and, accordingly, the annexation was then approved with conditions.

**Estimate of Financial Effect:** The City would be responsible for the cost of perpetual maintenance of the infrastructure improvements once constructed. When fully developed as proposed, a 23-lot subdivision, the City may receive some \$202,000 or more in one-time System Development Charges (SDCs) and some \$11,500 or more in annual property taxes.

A yes vote means the annexation, rezone and subdivision will be approved. A no vote means the annexation, rezone and subdivision will not be approved.  
Submitted by Chris Childs, City Administrator

### **Argument in Favor:**

#### **VOTE YES ON MEASURE 24-154**

**A YES vote for Measure 24-154 is a vote for responsible economic and community growth for Stayton.** A YES vote for Measure 24-154 would add essential land to the city, benefiting schools, businesses and neighborhoods.

Here are just three of the important reasons to vote **YES on Measure 24-154:**

**Voting YES on 24-154 benefits the community and the new neighborhood will more than pay its own way.**

· The property developer will pay the full cost of all city water, sewer and road extensions, PLUS an additional \$300,000 in City System Development Charges and other street and water infrastructure improvements and repairs.

· Houses built on the land will attract mature families who are less likely to have school-age children, yet they'll still pay their full fair share for schools and essential services.

· Annexation of the land generates revenue for city parks.

**Voting YES on 24-154 is responsible and makes sense.**

· Stayton needs to maintain available, developable land for residences, keeping the city in compliance with the Comprehensive Plan and with State land use law.

· Stayton's City Council has voted unanimously to include the property within the City boundaries, and this is consistent with all City land use regulations and planning.

· The owner of the property wants to be annexed.

· The developer has an excellent 25-year reputation and a solid track record of building new neighborhoods that are a positive addition to their community.

**Voting YES on 24-154 is good for businesses and the local economy.**

· New home construction will keep or create jobs, need for supplies and other activity that will benefit local businesses.

· These new houses will become home to 23 families who will contribute to the betterment of the community, share tax burden, and support local businesses for generations to come.

**Measure 24-154 is something positive that will benefit the community.**

**Vote YES on Measure 24-154.**

Submitted by Nicholas Peets, Committee for Responsible Growth.

### **Argument in Opposition:**

On March 14th, we taxpayers of Stayton, will make one of the most important decisions for our community. Can we afford to annex another 7 acres of land into our city? Do we need to annex these acres of land and have 23 homes, priced at \$350,000, built there? How much will it cost taxpayers to provide 7 acres with city services?

If these 7 acres are annexed, we taxpayers will become "silent partners" in a project that can cost us hundreds of thousands of dollars. It doesn't matter if the houses sell. Once the land is annexed, the law requires us to pay perpetual costs of building and maintaining streets, water lines and sewer systems as well as police and fire services.

More houses often result in more students, more traffic and a need for more city funds. There are plenty of houses on the market and more being built.

Local and national studies conclude each new house can cost us taxpayers \$30-\$40,000!

Stayton has many needs. Our schools are overcrowded. Our streets need repair. Our downtown needs revitalization. These are examples of problems our city should focus on. We're sure there are additional ones that you taxpayers want addressed.

We at Save Our Stayton are pro-community. We care enough about the future of our community to fight and protect it. Our community's future requires balance between economic and population growth. Stability is important. We have the right and responsibility to consider all issues about the future of Stayton.

Please consider this proposed annexation's impact when you vote on the referendum. The time is not right for this annexation. The need is not there. The cost is too great.

Let us work together to make Stayton **BETTER**  
before we get bigger.

Vote **NO** on #24-154

The Board and Members of Save Our Stayton

(Join others in town who care about its future. Please consider working with Save Our Stayton)

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Submitted by Steven H. Frank, Save Our Stayton