

March 13, 2007 Special Election

MEASURE 24-241: CITY OF MT. ANGEL REFERENDUM ORDER BY PETITION OF THE PEOPLE REFERRAL OF MT. ANGEL URBAN RENEWAL PLAN

QUESTION: Shall City of Mt. Angel approve the Mt. Angel Urban Renewal Plan?

SUMMARY: On August 28, 2006 the City Council adopted Ordinance No. 708 that approved an Urban Renewal Plan for the City of Mt. Angel. Petitioners obtained voter signatures sufficient to refer this ordinance to a City election. The Urban Renewal Plan will now take effect only if it is approved by voters. This measure would adopt and approve that Mt Angel Urban Renewal Plan. The Plan is available at the Office of the Mt. Angel City Recorder.

Explanatory Statement:

On August 28, 2006 the Mt Angel City Council adopted Ordinance No. 708 that approved an Urban Renewal Plan for the City of Mt. Angel. Petitioners obtained sufficient voter signatures to refer the ordinance to a March 13, 2007 City election. The Urban Renewal Plan will now take effect only if it is approved by City voters. The Plan was prepared as required by state law. There was public involvement at all stages. There was official notice of the public hearing on the adoption of the Plan. The Plan was sent to the governing body of each tax district affected by the Plan. The Plan was submitted to the Marion County Commissioners. The Mt Angel Planning Commission reviewed the Plan and on August 3, 2006 recommended its approval. The Mt Angel City Council held a public hearing on August 7, 2006 to review and consider the Plan, the recommendation of the Planning Commission and public testimony. At the conclusion of the hearing, the City Council approved the Plan and adopted Ordinance No. 708.

The City Council found that:

- the area described in the Plan is blighted,
- rehabilitation and redevelopment is necessary to protect the public health, safety or welfare of the City,
- the Plan conforms to the City Comprehensive Plan,
- no real property was identified for acquisition, and
- the Plan is economically sound and feasible.

If approved, this measure will adopt that Mt Angel Urban Renewal Plan. The Plan is available at the Office of the Mt. Angel City Recorder.

Submitted by, Gene Miles, City Administrator

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

MEASURE 24-242CITY OF STAYTON REFERENDUM ORDER BY PETITION OF THE PEOPLE ANNEX, REZONE, SUBDIVIDE 22.4 ACRES NEAR SHAFF ROAD/KINDLE WAY

QUESTION: Shall 22.4 acres near Shaff Road/Kindle Way be annexed, rezoned and subdivided providing 91 lots for single family dwellings?

SUMMARY: By Ordinance 891, the Stayton City Council approved a request by Mountain West Investment Corporation to annex 22.4 acres located adjacent to Shaff Road and Kindle Way. The 22.4 acres will be rezoned for single family dwellings and subdivided into 91 lots to be known as Lambert Estates. A citizen opposed Ordinance 891 and filed a referendum to place the question on the ballot whether to annex, rezone and subdivide the 22.4 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 22.4 acres is located inside the Stayton Urban Growth Boundary and is designated low density residential in the Stayton Comprehensive Plan. The annexation would convert 22.4 acres zoned as Marion County urban transition farm to 91 single family dwelling sites, and extend city services (sewer, water and streets) to the annexation.

EXPLANATORY STATEMENT:

The Stayton Municipal Code (SMC) and state law require that, if certain criteria are met, the City of Stayton cannot unreasonably deny an annexation request. The Stayton Planning Commission, on August 14, 2006, and subsequently the Stayton City Council, on October 2, 2006, after public hearings, determined that the applicable criteria for the "Lambert 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. Based on the adopted 2005 Stayton Buildable Lands Inventory, projections for the next fifteen years indicates the need for the annexation of an additional 48.2 acres of residential land to be zoned Low Density (LD), in addition to LD land presently available within the city limits. This annexation, approximately 22.4 acres, helps fulfill that need.

City services were found by the Stayton City Council to be adequate to serve the subject property. The site is contiguous to the existing Stayton city limits on its east, west and south boundaries. 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. Based on these findings and conclusions, the annexation was approved with certain conditions.

Estimate of Financial Effect: The developer will bear the cost of the subdivision's infrastructure (streets, water/sewer lines, etc.). After that, the City would be responsible for the cost of perpetual maintenance of those infrastructure improvements, once constructed and dedicated. When fully developed as proposed, a 91-lot subdivision, the City may receive some \$775,000 or more in one-time System Development Charges (SDCs) and some \$90,000 or more in property taxes annually. This development would also reimburse the City some \$72,800 toward the cost of the recently completed Mill Creek sewer trunk line.

A "yes" vote means the annexation and associated 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:

Annexation Benefits Stayton

This March, voters have the opportunity to vote on the Lambert annexation. There are several reasons why voters should approve this annexation as it will greatly benefit the City of Stayton and those of us living here.

More Money for Public Services

Adding these new homes will provide over \$450,000 in property tax revenues annually for the City and State. This means increased police and fire services, more money for schools, parks and roads and it will help ease the tax burden on people living in Stayton.

Developer Paying the Costs

In addition to the usual cost of constructing all streets and utilities in the new addition, the developer is also paying for improving traffic flow on Shaff Road and Kindle Way, the extension and upgrading of area utilities, and a regional stormwater detention system. The development will also pay over \$775,000 to Stayton for improving traffic, sewer, water and parks for future growth, and over \$72,000 towards the Mill Creek Sewer system.

Reviewed and Approved by Planning Commission and City Council

The proposed annexation has already been reviewed and approved by City Staff, the Planning Commission, and the City Council who have been elected to oversee and decide such matters. It satisfies the City's criteria for need, design and compatibility.

Homes Will Be Built 'As Needed'

The homes will be built as they are needed over a period of several years, not all at once.

Cost Savings for School District

This annexation will help defray the construction costs of off-site utilities and roads for the school district resulting in a cost savings of almost a million dollars for the new elementary school when it is constructed. The taxpayers of Stayton will directly benefit from these savings when the new school is built.

We support this plan because it adds to Stayton's quality of life and we hope you'll support it too.

From the owners of the property --the Lambert Family.

(This information provided by Bill Lambert, The Lambert Family)

No arguments opposed to this measure were filed.