

ORDINANCE BILL NO. 13-18

AN ORDINANCE DECLARING CERTAIN TERRITORY LOCATED AT 6719 DEVON AVENUE, SE, ANNEXED TO THE CITY OF SALEM, PRESCRIBING ZONING, AND WITHDRAWING THE TERRITORY FROM THE SALEM SUBURBAN RURAL FIRE PROTECTION DISTRICT

The City of Salem ordains as follows:

Section 1. Findings.

(a) Petition. On November 7, 2017, Brandie Dalton of Multi/Tech Engineering Services, Inc., submitted an application for annexation on behalf of the petitioner and property owner, HSF Development, LLC (Chris Jundt, Anthony R. Kreitzberg, and Kelley D. Hamilton); Bonaventure Senior Housing paid the filing fee; and the proepty owner submitted a valid triple-majority annexation petition, for certain real property located at 6719 Devon Avenue SE (the Territory), as more particularly described in “Exhibit A,” which is attached hereto and incorporated herein by reference.

(b) Exemption from Voter Approval. State law (ORS 222.111 to 222.180) was amended in 2016 through Senate Bill 1573 to prohibit cities that have voter approved annexation from submitting an annexation decision to the voters if all of the owners of the property proposed to be annexed have submitted the annexation petition. The law further specifies that in order for the voter approval prohibition to apply, the territory proposed for annexation must be included within an urban growth boundary, subject to an acknowledged comprehensive plan upon annexation, and contiguous to the city limits, and the proposal shall comply with all other requirements of the city’s ordinances.

The annexation is subject to the requirements of Senate Bill 1573 because all the owners of the property have applied for annexation, and the annexation may not be referred to the voters for approval as set forth below:

- (1) The territory is within the Salem Urban Growth Boundary (UGB).
- (2) The territory is currently subject to the acknowledged Salem Area Comprehensive Plan, and will continue to be subject to the Plan upon annexation.
- (3) The territory is contiguous to the city limits.

1 (4) The proposal conforms to all other requirements of the city's ordinances.

2 **(c) Hearing and Decision.** The Council held a duly advertised public hearing on June
3 11, 2018, and received evidence and testimony regarding whether the Petitioner signed a
4 valid triple majority petition for annexation of the Territory; whether the proposed
5 annexation of the Territory was exempt from a vote of the people pursuant to Senate Bill
6 1573(2016); whether the proposed annexation of the Territory, including the proposed
7 change in the Territory's zone designation from Marion County Urban Transition 10
8 Acres (UT-10) to City of Salem Single Family Residential (RS) upon annexation,
9 complied with SRC Chapter 260 and the applicable land use and other criteria; and
10 whether the withdrawal of the Territory from the Salem Suburban Rural Fire Protection
11 District (the District) upon annexation would be in the best interest of the City. At the
12 conclusion of the public hearing, after due consideration of the evidence and testimony,
13 the Council adopted Order No. 2018-03-ANX as its final decision and findings
14 determining that the proposed annexation is exempt from voter approval because it meets
15 the requirements of Senate Bill 1573(2016); the proposed annexation of the Territory,
16 including land use designations, complies with SRC Chapter 260 and the applicable land
17 use and other criteria; and the withdrawal of the Territory from the District would be in
18 the best interest of the City.

19 **(d) Additional Finding.** The Council finds that the Petitioner signed a valid triple
20 majority petition for annexation of the Territory.

21 **(e) Withdrawal from Special Districts.** After due consideration of the evidence and
22 testimony, the City Council finds it is in the best interest of the City to withdraw the
23 Territory from the Salem Suburban Rural Fire Protection District, and to provide the
24 Territory with city services because the public good of the City and the citizens residing
25 in the annexed Territory would be best served if the citizens residing in the Territory
26 receive city services without the problems attendant with coordination that would result
27 from the Territory being subject to the jurisdiction of overlapping urban service
28 providers. It would not be in the best interest of the City for the citizens residing in
29 newly annexed Territory to pay both City taxes and an additional assessment to the Salem
30 Suburban Rural Fire Protection District to receive services that may readily be supplied

1 by the City without such additional taxation. Leaving the Territory in the Salem
2 Suburban Rural Fire Protection District would lead to a fragmented approach to delivery
3 of public services, unequal tax bases, and resistance to cooperation. Withdrawal would
4 promote efficiency, economy, and sound management in the provision of urban services
5 for newly annexed Territory, and the Territory should be withdrawn from the District.

6 **Section 2. Annexation.** The Territory described in “Exhibit A” is hereby annexed to the City of
7 Salem, Oregon.

8 **Section 3. Land Use Designations.** The Territory is designated “Developing Residential” on
9 the Salem Area Comprehensive Plan, and the Plan Map. The zoning for the Territory is
10 prescribed as “Single Family Residential.” The Planning Administrator shall add to the official
11 zoning map the Territory herein annexed.

12 **Section 4. Withdrawal.** The Territory is hereby withdrawn from the Salem Suburban Rural
13 Fire Protection District, such withdrawal to be effective upon, and contemporaneous with, the
14 date of annexation.

15 **Section 5.** The City Recorder shall submit a copy of this ordinance and such other information
16 as ORS 222.177 requires to the Oregon Secretary of State, and shall provide the notice and
17 reports required by ORS 222.005(1) and ORS 222.010 to the person or entities described therein.

18 PASSED by the City Council this _____ day of _____, 2018.

19 ATTEST:

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21
22 City Recorder

23 Approved by City Attorney: _____
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25 Checked by: P. Cole
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