

ORDINANCE BILL NO. 5-20

AN ORDINANCE DECLARING CERTAIN TERRITORY LOCATED AT THE SE CORNER OF KUEBLER BLVD SE AND 36TH AVE SE ANNEXED TO THE CITY OF SALEM, PRESCRIBING ZONING, AND WITHDRAWING THE TERRITORY FROM THE SALEM SUBURBAN RURAL FIRE PROTECTION DISTRICT AND TURNER FIRE DISTRICT

The City of Salem ordains as follows:

Section 1. Findings.

(a) **Petition.** On December 3, 2018, Steve Ward of Westech Engineering submitted an application for annexation on behalf of the petitioner and property owner, John B. Trelstad, who paid the filing fee and submitted a valid triple-majority annexation petition, for certain real property located at the SE Corner of Kuebler Blvd SE and 36th Ave 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.
- (4) The proposal conforms to all other requirements of the city’s ordinances.

1 **(c) Hearing and Decision.** The Council held a duly advertised public hearing on
2 January 27, 2020, and received evidence and testimony regarding whether the Petitioner
3 signed a valid triple majority petition for annexation of the Territory; whether the
4 proposed annexation of the Territory was exempt from a vote of the people pursuant to
5 Senate Bill 1573(2016); whether the proposed annexation of the Territory, including the
6 proposed change in the Territory's zone designation from Marion County General
7 Industrial (IG) to City of Salem General Industrial (IG) upon annexation, complied with
8 SRC Chapter 260 and the applicable land use and other criteria; and whether the
9 withdrawal of the Territory from the Salem Suburban Rural Fire Protection District and
10 Turner Fire District (the Districts) upon annexation would be in the best interest of the
11 City. At the conclusion of the public hearing, after due consideration of the evidence and
12 testimony, the Council adopted Order No. 2020-1 ANX as its final decision and findings
13 determining that the proposed annexation is exempt from voter approval because it meets
14 the requirements of Senate Bill 1573(2016); the proposed annexation of the Territory,
15 including land use designations, complies with SRC Chapter 260 and the applicable land
16 use and other criteria; and the withdrawal of the Territory from the Districts would be in
17 the best interest of the City.

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

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

1 additional taxation. Leaving the Territory in the Salem Suburban Rural Fire Protection
2 District and the Turner Fire District would lead to a fragmented approach to delivery of
3 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 Districts.

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 “Industrial” on the Salem Area
9 Comprehensive Plan, and the Plan Map. The zoning for the Territory is prescribed as “General
10 Industrial.” The Planning Administrator shall add to the official zoning map the Territory herein
11 annexed.

12 **Section 4. Withdrawal.** The Territory is hereby withdrawn from the Salem Suburban Rural
13 Fire Protection District and the Turner Fire District, such withdrawal to be effective upon, and
14 contemporaneous with, the 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 _____, 2020.

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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