

BALLOT MEASURE NO. 24-113

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/ac)), 6.9 acres for condominium (68 units, 9.78 du/ac) development and 12.9 acres for single family residential development composed of 44 lots (3.4 du/ac).

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 ADeveloping 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.