

**CITY OF TURNER, OREGON
ORDINANCE 22-100**

AN ORDINANCE OF THE CITY OF TURNER, ADOPTING THE HOUSING NEEDS ASSESSMENT, LAND USE EFFICIENCY MEASURES AND AMENDING THE LUDC TO IMPLEMENT THOSE EFFICIENCY MEASURES AND AMENDING THE TEXT AND MAP OF THE CITY OF TURNER COMPREHENSIVE PLAN TO EXPAND THE CITY OF TURNER'S URBAN GROWTH BOUNDARY BY 53.1 ACRES

WHEREAS, the Oregon Revised Statutes (ORS) 197.296 and the Oregon Administrative Rules (OAR) 660-015-0000(14) require Oregon cities to maintain a 20-year land supply for housing and employment needs; and,

WHEREAS, on February 13, 2020, the Turner City Council unanimously voted to approve a contract with ECO Northwest to conduct a Buildable Lands Inventory, Housing Needs Assessment and recommend Land Use Efficiency Measures and then conduct an Urban Growth Boundary Expansion Study; and,

WHEREAS, the results of the Turner 2021-2041 Housing Needs Analysis determined an unmet need for 73 acres of residential land within the City of Turner Urban Growth Boundary; and,

WHEREAS, after identified efficiency measures the City of Turner Urban Growth Boundary retained an unmet need for 49 acres of residential land; and,

WHEREAS, the City of Salem identified a need for 2.3 acres of public land to provide a buffer around Franzen Reservoir; and,

WHEREAS, the City Council conducted a duly noticed public hearing on October 28, 2021 regarding Land Use File 21-02, an application by the City of Turner regarding adoption of the Turner 2021-2041 Housing Needs Analysis; and

WHEREAS, the City Council conducted a duly noticed public hearing on October 28, 2021 regarding Land Use File 21-03, an application by the City of Turner regarding text amendments to the Comprehensive Plan and Turner Land Use Development Code, amendments to the Zoning and Comp Plan Designations Map of the Turner Comprehensive Plan, and an expansion of the Urban Growth Boundary by 51.3 acres, to consist of 49 acres of residential land and 2.3 acres of public land to be added to the City of Salem's Franzen Reservoir property; and,

WHEREAS, the Turner City Council considered the information provided by City staff, the public and the consultants at the October 28, 2021, public hearing and directed staff to make minor changes to Turner Land Use Development Code text and Urban Growth Boundary lines based on the public input; and,

WHEREAS, in order to address testimony related to an existing well and water line serving a home and small forestry operation, and avoid small remnant parcels, the proposed Urban Growth Boundary was adjusted by 1.8 acres; and,

WHEREAS, the City Council conducted a duly noticed public hearing on March 10, 2022 regarding Land Use Files 21-02 and 21-03 and evaluated minor updates to the Turner Land Use Development Code text and proposed Urban Growth Boundary, resulting in a planned expansion of the Urban Growth Boundary by 52.4 acres, to consist of 50.8 acres of residential land and 2.3 acres of public land to be added to the City of Salem’s Franzen Reservoir property;

THE CITY OF TURNER, OREGON ORDAINS AS FOLLOWS:

Section 1: The City Council of the City of Turner hereby adopts the 2021-2041 Turner Housing Needs Analysis found in Attachment 1/Exhibit D and dated: 8.26.2021

Section 2: The City Council of the City of Turner hereby adopts amendments to the Turner Comprehensive Plan found in Attachment 2/Exhibit E and dated: 9.1.2021

Section 3: The City Council of the City of Turner hereby adopts the Land Use Efficiency Measures and Turner Land Use Development Code updates found in Attachment 3/Exhibit I and dated: 2.2.2022

Section 4: The City Council of the City of Turner does hereby amend the Comprehensive Plan Map to expand the Urban Growth Boundary by 53.1 acres, including 50.8 acres of residential land and 2.3 acres of public land consistent with Attachment 4/Exhibits Q & R and dated: 2.11.2022

Adopted by the Common Council of the City of Turner, Oregon.

Yeas:

Nays:

Approved: _____
Steve Horning, Mayor

Attested: _____
Scott D. McClure, Administrator

First Reading:

Second Reading

Adopted:

Signed:

Effective Date: