

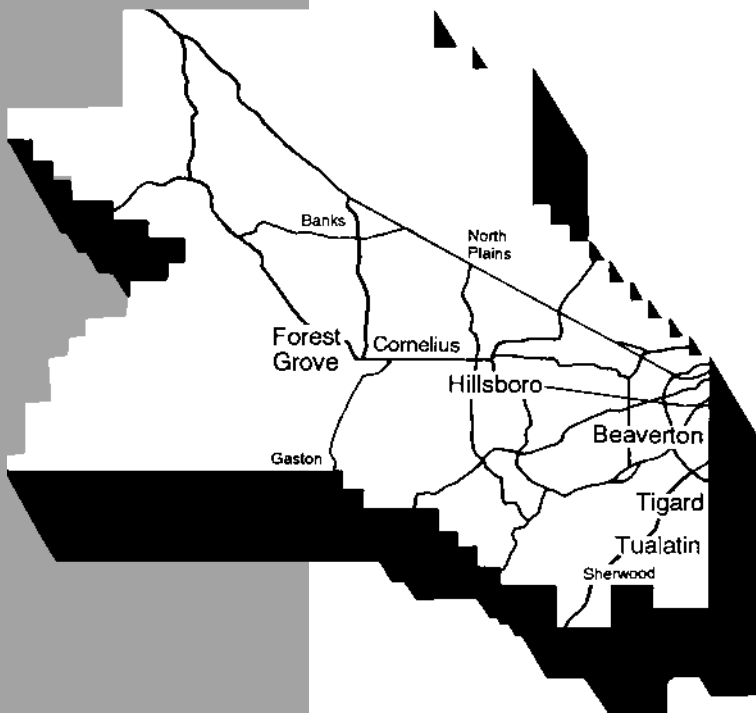


Elections Division  
3700 SW Murray Blvd.  
Beaverton, OR 97005

[www.co.washington.or.us](http://www.co.washington.or.us)

# Washington County

# voters' pamphlet



**VOTE-BY-MAIL  
ELECTION  
March 13, 2007**

**To be counted,  
voted ballots must  
be in our office  
by 8:00 pm on  
March 13, 2007**

## Washington County Board of County Commissioners

Tom Brian, Chair  
Dick Schouten, District 1  
Desari Strader, District 2  
Roy Rogers, District 3  
Andy Duyck, District 4

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Dear Voter:

This pamphlet contains information for several districts and there may be candidates/measures included that are not on your ballot. If you have any questions, call 503-846-5800.

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**Attention:**

Washington County Elections prints information as submitted. We do not correct spelling, punctuation, grammar, syntax, errors or inaccurate information.

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# CITY OF NORTH PLAINS

## Measure No. 34-141

### BALLOT TITLE

#### PROPOSAL TO ANNEX 24.33 ACRES TO CITY.

**QUESTION:** Should the City of North Plains annex 24.33 acres on its east boundary?

**SUMMARY:** Approval of this ballot measure will annex 24.33 acres to the City of North Plains. This land is all within the City Urban Growth Boundary. The land is east of the City located south of NW West Union Road and west of NW Jackson School Road. Most of the land is vacant or used for agricultural purposes. A legal description and maps of the annexation land are on file at the North Plains City Hall.

The annexation land will be subject to City property tax rates and will increase City revenue to help finance City services. The City will also gain revenue through development and building fees.

By approving this annexation of land into the City of North Plains, the City voters will require development to comply with City standards and increase City revenues at no cost to current residents.

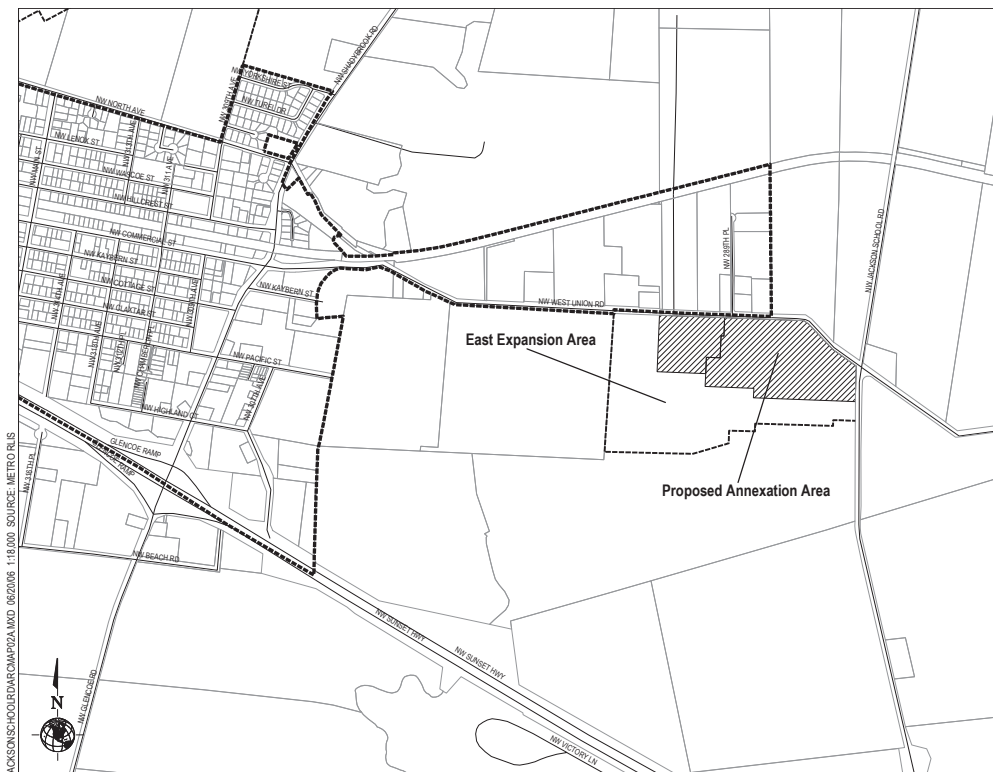
Approval of this ballot measure will annex land south of NW West Union Road, west of Jackson School Road and to the east of McKay Creek. A map of the annexation land and legal description is on file at the North Plains City Hall. The area proposed to be annexed is 24.33 acres of the 69.87 acres of the east expansion area. There is a map of the proposed annexation area in the voters' pamphlet.

Submitted by:  
Donald H. Otterman  
City Manager

### EXPLANATORY STATEMENT

If approved by the voters, this measure will annex 24.33 acres of mostly vacant and agricultural land to the City of North Plains. The City Council found that this annexation proposal meets all applicable land use legal requirements. The City Charter requires voter approval of annexations.

All of the annexation land is within the City Urban Growth Boundary. The major impact of the annexation will be to shift urban planning and services responsibilities from Washington County to the City. The annexation land will be subject to the City's comprehensive plan and land use regulations. The land must develop under City requirements and in coordination with other land uses.



# CITY OF NORTH PLAINS

## Measure No. 34-141

### ARGUMENT FOR

Citizens for Planned and Responsible Growth

Annexation measure 34-141 is only 24 acres and located on the east-side of North Plains.

This eastside annexation provides benefits to North Plains that so many want such as increased tax base for city improvements and services, and increased residential base so that additional retail services can come to our community. The developer pays all costs for new parks, roads and other improvements.

At only 24 acres, this annexation is only 1/6<sup>th</sup> of the 144 acres that was brought into the city's Urban Growth Boundary based on planning that started in 1997 to accommodate a twenty year land needs analysis. These 24 acres are only 1/3<sup>rd</sup> of the total of 70 acres in the east expansion of the Urban Growth Boundary. Located at the east end of the 70 acres, these 24 acres are planned for low density, detached, single family homes.

Not only is the size of this annexation very small compared to previous proposals, but the location on the eastside of North Plains mitigates many of the concerns some have had about growth.

The Jackson School interchange will be used by eastside residents. Existing residential neighborhoods will not be adversely affected nor would pressure be added to the Glencoe interchange.

The Hillsboro School District is acquiring a site for a second elementary school so North Plains students won't be bused to other areas, and so ball fields and playgrounds can be built in North Plains.

This annexation provides benefits with minimal adverse impacts. Please vote yes on this reasonable proposal.

Martha H. Denham	Robert Denham
Cynthia M. Hirst	Herbert L. Hirst
Jennifer E. Reh	Kim Anderson
John David Anderson	Shirley Phipps
Alvin Phipps	Ron Child
Janay Child	Lori Abraham
Deborah J. Vincent	Russell L. Vincent
Ann M. Ogan	Robert Tankersley

This Information Furnished By:  
Martha H. Denham

### ARGUMENT FOR

VanDomelen Family  
In Favor of  
Eastside Annexation

As dairy farmers on the eastside of North Plains for many generations, we are supporting the east side annexation.

*Some have said we would be harmed by annexation. We would not.*

*Some have said we are in opposition to eastside annexation. We are not.*

We wholeheartedly support this eastside annexation for the following reasons:

- We believe North Plains will benefit from the additional revenue and be better able to provide improvements and services to our community.
- The new Jackson School interchange will be used by eastside residents so there will be minimal traffic impact on existing neighborhoods.
- The Hillsboro School District has approved the purchase of a site on the eastside property for a second elementary school so our children and grandchildren won't have to be bused outside our community.
- New parks and ball fields will also benefit us all at no cost.

We ask you to join us in supporting this 24 acre eastside annexation.

Please vote YES.

Floyd VanDomelen  
Mildred VanDomelen  
Jean VanDomelen  
Floyd H. VanDomelen  
Marianne VanDomelen  
Mike VanDomelen  
Debra VanDomelen

This Information Furnished By:  
Floyd VanDomelen

The printing of this argument does not constitute an endorsement by Washington County, nor does the county warrant the accuracy or truth of any statement made in the argument.

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# CITY OF NORTH PLAINS

## Measure No. 34-141

### ARGUMENT FOR

As a resident of North Plains, I had serious reservations about previous annexation proposals and voted no in the past. This annexation is completely different from the annexations that have been proposed in the past, and I believe this annexation would bring many benefits to our city without negatively impacting existing residents.

#### **This Annexation Proposal is Different:**

This annexation proposal would incorporate a single 24 acre parcel of land into the city limits of North Plains. That amount of land is six times smaller than what was proposed in the first annexation that I voted against.

The parcel that would be annexed through this proposal is located on the eastern boundary of North Plains. The land is near the newly constructed Jackson School interchange. A traffic study confirms that the bulk of trips by new residents would use the Jackson School interchange, and not impact existing residential neighborhoods.

#### **This Annexation Will Bring Major Benefits to Existing Residents at No Cost**

This annexation proposal would bring us closer to getting a full size grocery store and pharmacy in North Plains. The new grocery store and pharmacy could be located right in town on Glencoe Road.

Approval of this annexation would add value to existing homes, putting money in the pockets of North Plains homeowners. A real estate study has concluded that eastside development would raise the value of existing homes in North Plains without raising property taxes. Property taxes are capped by law.

Approval of this annexation will help to lower water costs for existing residents because new eastside residents will share in the burden of paying the city's overall water bill.

#### **Vote Yes for Annexation on Measure 34-141**

This Information Furnished By:  
Aaron Johnson  
North Plains Resident

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### ARGUMENT FOR

#### **YES FOR EAST ANNEXATION**

As citizens we appreciate the foresight of those who spent many years planning for progress and growth in North Plains. While only 24 acres of the east expansion is included in this annexation, all 70 acres of the eastern land brought into the urban growth boundary have had excellent master planning done. Part of this good planning was the provision for a second elementary school in the east expansion area.

The Board of the Hillsboro School District has recently agreed to acquire the 10-acre site that has been planned for the new school in the east.

#### **Consider these facts:**

- **The "east" expansion includes a new school site which is being purchased by the Hillsboro School District. This will include a ball park and other athletic fields.**
- **Only single-family detached homes are planned in the east annexation area.**
- **There will be minimal traffic impact to the city of North Plains from the east side annexation because of the Jackson School interchange.**
- **The eastern land has the poorest soils and is the least productive farmland.**
- **Annexation of the east property will tie the east industrial area and the east expansion into the existing City.**
- **Pedestrian friendly walk/bikeways will be designed to provide a safe means for people to walk or ride bikes along the length of their city.**

We hope you will keep this information in mind as you vote YES for the eastern annexation. Thank you.

Joe Tankersley	Kelli Sandoval
Laura Bryant	Jason Bryant
Joe Sandoval	Margaret Reh
Pamela K. Gajdostik	MaryAnn Cheney
Thomas E. Reh	Mark C. Gajdostik
Harvey Cheney	Barbara Newcomb
Michael Simmons	Craig Edwards
Mei Q. Edwards	Lorna Campbell

This Information Furnished By:  
Craig Edwards

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# CITY OF NORTH PLAINS

## Measure No. 34-141

### ARGUMENT FOR

#### Seniors for Eastside Annexation

We are some of the many senior citizens who live in the city of North Plains. Right now our community does not meet the needs of the elderly who want to remain independent and stay in North Plains. We urge you to vote yes for the eastside annexation.

We don't want to lose this opportunity to gain more retail shopping, especially a pharmacy in North Plains. For those who can, to be able to walk to stores and a pharmacy would be ideal. To reduce the cost of driving to distant shopping is another plus. Many of us cannot drive on the busy freeway to Hillsboro due to vision and other health problems. Lots of walking is a recommended activity to remain healthy. This is a problem around the city of North Plains. There are inadequate sidewalks and the city doesn't have the money to build them

This modest eastside annexation will provide more families to support additional retail services. The increase in the tax base will provide more money to the City to make improvements to the streets and sidewalks. We ask every voter to consider the well being of the seniors who so desperately need access to pharmacies and groceries.

This 24 acre eastside annexation gives us the tax and service support we need while minimizing traffic impacts.

Please vote with us for the eastside annexation.

Marilyn J. Firth  
Shelby J. Gard  
Alice Jensen  
Clifford E. Leyba  
Raphlene R. Watts  
Marlene Thorne  
Ella Thies  
Dorothy E. Simmons  
Carol F. Bergstrom

This Information Furnished By:  
Marilyn J. Firth

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### ARGUMENT FOR

#### **Why Annexation is the Best Way to Preserve Our Way of Life**

For over 13 years, the **North Plains Planning Commission** – a committee of North Plains' citizens – has been working diligently to preserve our way of life in the face of the expected growth.

Award-winning community planners have been consulted to help retain small-town livability while adding desirable enhancements to our city.

#### **Master Plan Highlights**

The result of years of planning and public hearings is embodied in this annexation that avoids the "urban sprawl" and piecemeal growth that has plagued other parts of Washington County. Here are a few of the highlights:

- **Improvement to City Services.** Revenues from homeowners in the newly annexed area will be allocated to add needed police and fire workers who will serve the entire community. The City of North Plains has taken on an aggressive expense of its water system improvements. Annexation will allocate those costs over a wider tax base and reduce rates to individual users.
- **Upgrades to North Plains Downtown Area.** Development fees in the new expansion area can be used by the City to further our downtown revitalization project. These would include new and upgraded side walks, street furniture, benches and removing unsightly overhead wires.
- **Traffic Calming Measures.** Most of the Eastside expansion vehicular movement will be accommodated by the new Jackson-School interchange. This annexation will most likely help the progress with the Glencoe Interchange project that the Oregon Department of Transportation is currently working on.
- **Park and Walking Path Improvements.** Additional lands will be developed into our Master Plan Parks System along with walking paths to connect our community. Some Systems Development Charges will be allocated to improving our existing parks.

#### **PLEASE JOIN US IN VOTING YES ON THIS MEASURE.**

Stewart King – Chairperson, NP Planning Commission  
Mitch Ward – NP Planning Commission  
Mark Perkins – NP Planning Commission  
Paul Schmitz – NP Planning Commission  
Sherrie Simmons – NP Planning Commission

This Information Furnished By:  
Stewart King  
Chairperson, North Plains Planning Commission

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# CITY OF NORTH PLAINS

## Measure No. 34-141

### ARGUMENT FOR

**North Plains Chamber of Commerce  
Urges YES Vote on Measure 34-141**

As the Board of Directors of the North Plains Chamber of Commerce, we strongly support the proposed annexation. We recognize the incredible benefits this new growth will bring to businesses and families living in and around the City of North Plains, but also the local economy.

#### **A Boost for the North Plains Economy.**

The annexation will draw additional retail stores, restaurants and professional services to our community. These added services will make life more convenient for all of the residents in the area, and the people who work in and around the City. Added stores bring full and part-time employment positions. In addition, the proposed developer will allow local businesses in the construction trade to bid on the local construction projects, which could result in a variety of full and part-time employment opportunities for area residents.

#### **An Opportunity for North Plains Families.**

The annexation will include parks and connective walking paths, including upgrades to the city's existing park. The planning of these parks will be a joint effort between the developer and the City's Citizen Parks Committee. The plan also includes steps to make North Plains' streets and neighborhoods safer and improvements to the downtown to make visiting those businesses more enjoyable.

#### **Development Does Not Add Taxes to Current Residents.**

Because all the expense for these community improvements will be covered by development costs in the annexed area, current residents can enjoy these benefits without any added taxes or fees. Existing residences will receive better police and fire services, improvement to the existing city and reduced water rates, and all it will cost is a **YES** vote.

#### **PLEASE VOTE YES ON MEASURE 34-141.**

Bob Horning  
North Plains Chamber Board  
Owner/Manager, Horning's Hideout

Patti Burns  
North Plains Chamber Board  
Co-Owner, Loch Lolly Christmas Tree Forest

Stewart King  
North Plains Chamber Board  
Owner, Tri-Star Properties

This Information Furnished By:  
Stewart King  
North Plains Chamber Board  
Owner, Tri-Star Properties

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### ARGUMENT AGAINST

**Washington County Farm Bureau Board of Directors  
Urges a NO Vote on Measure 34-141**

**The agricultural industry in Washington County is threatened by loss of farmland.**

Washington County, with some of the finest farmland in Oregon, ranks #3 in the state in gross farm and ranch sales. Commercial agriculture provides fresh produce for farmers' markets, U-picks, open space, wildlife habitat, export dollars and much more--all at little cost to taxpayers because it requires few government services.

With the cities of North Plains, Banks, Hillsboro, Cornelius, and Forest Grove pushing for expansion, the future of agriculture in our county is threatened. We must retain a sound base of farmland to be viable. Otherwise, supporting businesses, such as equipment dealers and processing plants, won't survive.

**Additionally, consider these specific reasons to vote NO on Measure 34-141:**

- Once farmland is paved, the natural resource and its productivity are gone for good.
- The annexation area is **completely disconnected** from the core of North Plains.
- Housing developments do not belong in the middle of productive farmland.
- It is difficult for farmers to operate next to housing developments. Homeowners often object to slow-moving equipment, dust, odors, and noise.
- The open space and scenic vistas in the area will be lost forever.

**Help ensure that future generations enjoy the benefits of a thriving agriculture industry by voting NO.**

*Washington County Farm Bureau is part of Oregon Farm Bureau, a nonprofit organization representing nearly 45,000 members. See [www.oregonfb.org](http://www.oregonfb.org) for more information. Oregon Farm Bureau's land use policy states, "We support the principle of land use planning for the purpose of protecting the resources and the agricultural environment and infrastructure needed for farmers and ranchers to produce food and fiber for current and future generations in a profitable manner. We are philosophically opposed to efforts to remove economically productive farm and forest land from farm or forest zones."*

This Information Furnished By:  
Tad VanderZanden, President  
Washington County Farm Bureau

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# CITY OF NORTH PLAINS

## Measure No. 34-141

### ARGUMENT AGAINST

#### Measure 34-141 Argument in opposition

*Friends of North Plains offers this information as part of our mission to educate voters about issues that affect our town.*

Measure 34-141 is essentially identical to a measure rejected by voters last September. We believe voters should also reject this measure.

**North Plains is currently experiencing rapid growth.** Last year alone over 140 new lots were approved – increasing the total number of lots in North Plains by 23%. By mid-January of this year, 26 more lots had been requested. Any “pent up” demand for new housing in North Plains is already being met.

The proposed “growth rate” of 35 units/year is not a cap on the development rate. **Voters should reject any measure without a guaranteed maximum development rate.** Thirty-five new houses would mean 85 new residents every year – equal to North Plains’ total population increase from 2000-2005.

Consider these other factors:

- The parcel is a mile away from existing residential areas. There are no sidewalks to get pedestrians safely between these separate parts of town.
- **The proposal calls for houses only.** Residents will not see any new stores, and businesses in town will get few new customers. New residents will likely use the Jackson School Road interchange to patronize merchants elsewhere.
- **Residential development does not pay its own way.** Studies show that residential developments require \$1.15 in services for every \$1 in taxes paid. Current residents will pay the difference.
- Voters should consider the **potential impact of Measure 37 claims** on the rate of growth in this area. Development of successful Measure 37 claims is not subject to voter approval.
- The proposed school won’t be built for many years, and School District voters must approve funding for any new school. Annexation will not change that.

**There is no hurry to annex this farmland,** which is part of the 20-year land supply. Fast development now can be used to justify even faster growth in the future.

**Reject Measure 34-141.**

This Information Furnished By:  
Brian Beinlich  
on behalf of the Friends of North Plains Steering Committee

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### ARGUMENT AGAINST

**Please Vote NOPE on Measure 34-141**

**We Need Your Vote.**

North Plains citizens are fortunate to have the right to vote on proposed annexations of land into the city. Three times, within the last two years, voters have rejected measures to annex this East Property.

**Now it’s up to voters to decide, for the fourth time, whether this property should be annexed.**

Current development within the city is already proceeding at a quick pace. In 2005 and 2006, 190 new lots were “permitted,” bringing the total lots in the city to about 750.

The number of dwelling units planned for this property is 105. (That’s in addition to the current 750 lots in town!)

**Consider more reasons to vote NOPE on Measure 34-141:**

- The property sits alone, a mile to the east of the city. Rejection of this measure would eliminate pressure in the future to annex the land between this property and the city;
- There are safety concerns due to no sidewalks or bike paths between the city and the proposed development;
- Loss of 24 acres of prime farmland;
- Loss of open space and scenic view;
- The proposal does not include “affordable housing;”
- North Plains deserves better than what Polygon Northwest, an out-of-state corporation, is offering.

When the citizens of North Plains voted on this annexation proposal last September, the measure was defeated by 18 votes. Your **NOPE** vote is critical to defeat this annexation proposal again.

**Please Vote NOPE on Measure 34-141.**

**WE NEED YOUR VOTE.**

Use the Official Ballot Drop-off Box (in front of City Hall) for free by 8pm on March 13 or mail in your ballot by the weekend before.

For more information, go to [www.voteno.org](http://www.voteno.org)

This Information Furnished By:  
Jim Long  
No On Proposed Expansion (NOPE)

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# WASHINGTON COUNTY

## BALLOT DROP SITES

**March 13, 2007**

Ballots must be received by 8:00 p.m.  
Election Day.

Washington County 24 hour drop slot.

### Elections Office

3700 SW Murray Blvd  
Beaverton  
Front Lobby Drop Slot  
(Murray & Millikan Way)



Washington County 24 hour drop sites.

**North Plains City Hall**  
31360 NW Commercial  
North Plains



**Public Services  
Building**  
155 N 1<sup>st</sup> Avenue  
Hillsboro  
Rear entrance of the Public  
Services Building  
(1<sup>st</sup> and Main)

## VIEW WASHINGTON COUNTY MARCH 13, 2007 ELECTION RESULTS

**Starting at 8:00 P.M.**

**Internet Site:**

<http://www.co.washington.or.us/>

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## RESULTADOS DE LAS ELECCIONES DEL CONDADO DE WASHINGTON MARCH 13, 2007

**Iniciando a las 8:00 P.M.**

**Lugar en la Internet:**

<http://www.co.washington.or.us/>