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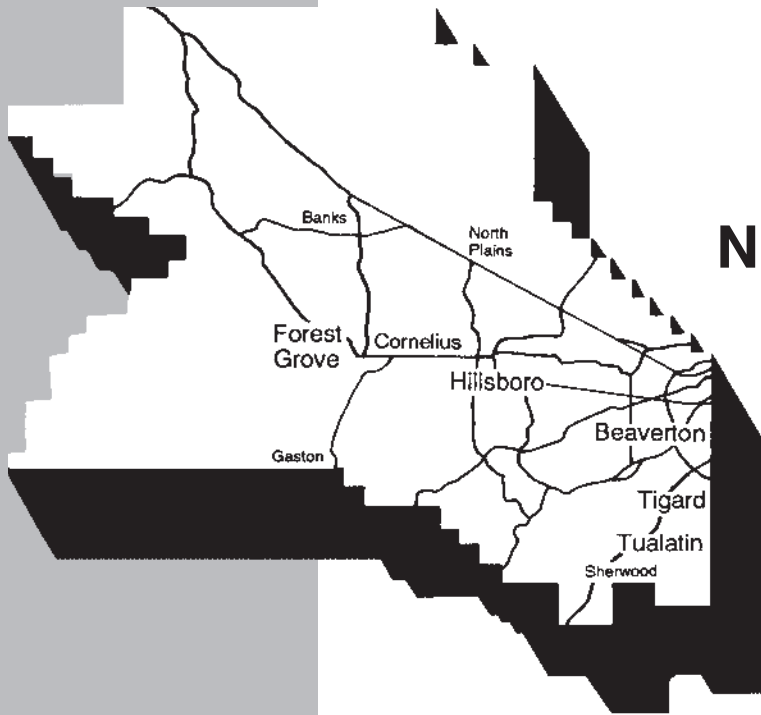


Elections Division
3700 SW Murray Blvd
Beaverton, OR 97005

www.co.washington.or.us

Washington County

voters' pamphlet



**VOTE-BY-MAIL
ELECTION
NOVEMBER 8, 2005**
To be counted,
voted ballots must
be in our office
by 8:00 pm on
NOVEMBER 8, 2005

Washington County Board of County Commissioners

Tom Brian, Chair
Dick Schouten, District 1
John Leeper, District 2
Roy Rogers, District 3
Andy Duyck, District 4

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.

Attention:

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

CITY OF NORTH PLAINS

Measure No. 34-110

BALLOT TITLE

PROPOSAL TO ANNEX 144 ACRES TO CITY

QUESTION: Should the City of North Plains annex 144 acres on its east and north boundaries?

SUMMARY: Approval of this ballot measure will annex 144 acres to the City of North Plains. This land is all within the City Urban Growth Boundary. Some land is east of the City south of NW West Union Road, west of NW Jackson School Road, east of McKay Creek, and north of Highway 26. Other land is north of the City north of NW North Avenue, west of NW 309th Avenue, east of NW Gordon Road, and south of the Pumpkin Ridge Golf Course. 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.

Submitted by:
Donald H. Otterman
City Manager
City of North Plains

EXPLANATORY STATEMENT

If approved by the voters, this measure will annex 144 acres within the City of North Plains Urban Growth Boundary into the City. The major impact of the annexation will be to shift urban planning and services responsibilities from Washington County to the City.

As part of the annexation, the City and the owners of the annexing land have entered a development agreement. The agreement takes effect if the voters approve the annexation. The agreement provides for a Master Plan, payment of infrastructure costs, a sequence for development, and non-residential development. The Master Plan will regulate development of the annexed areas. It is in addition to North Plains zoning and development standards. The Master Plan will be created by public Planning Commission and City Council processes, and includes public input. The tentative date for completion of the plan is March 2006. No building permits will be issued before the plan is approved.

The agreement also provides for a sequence for phasing-in development over a period of at least 11 years, to begin in 2006 and end in 2017. This timetable is consistent with the estimated 20-year land need/supply estimates of the City Comprehensive Plan acknowledged by LCDC in 2000. The agreement allows for non-residential development of supporting commercial or mixed-use based on market conditions rather than a set schedule. Finally, the agreement requires the property owners to pay for all new infrastructure needed to serve the annexation areas.

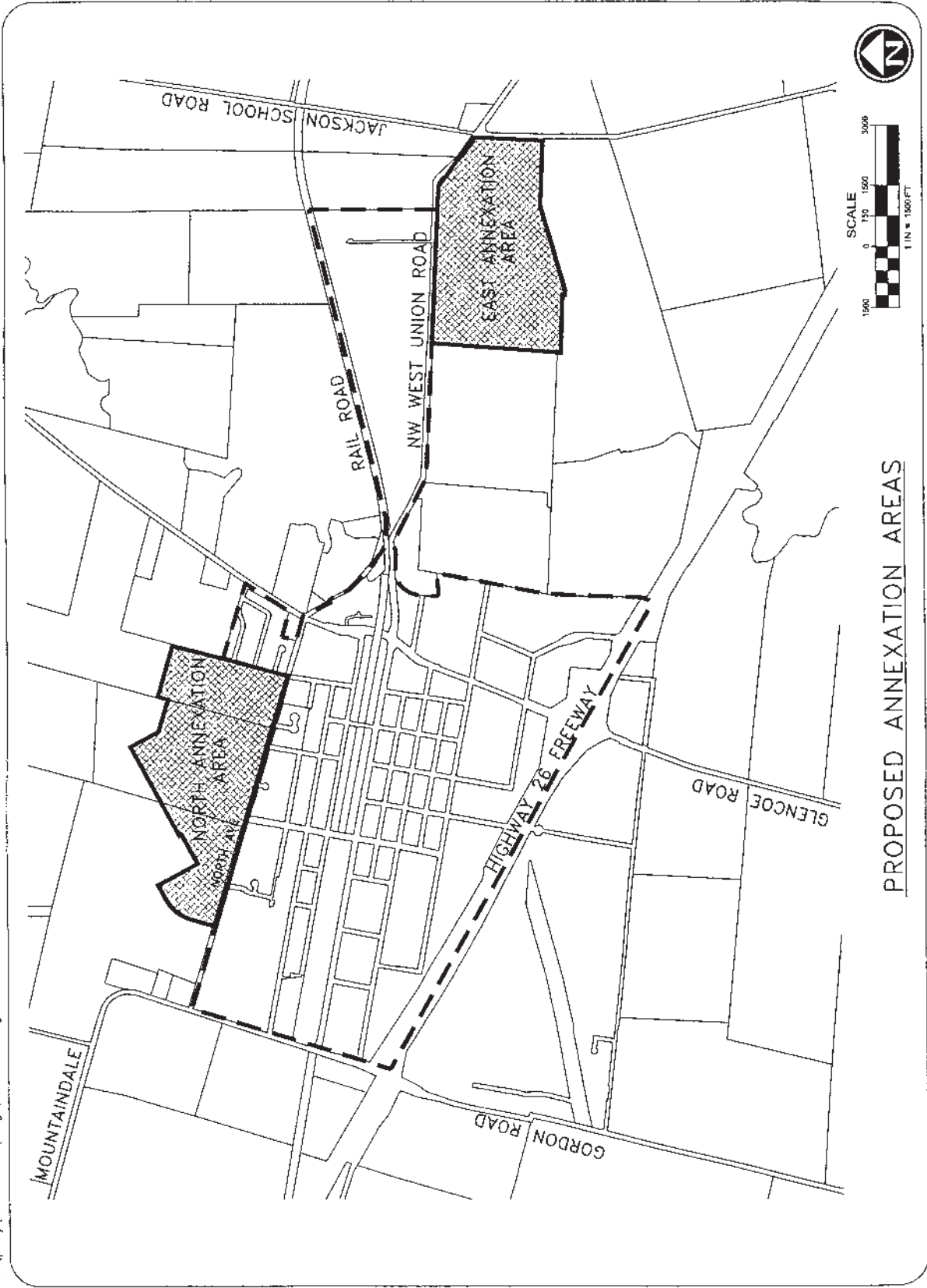
City revenue to help finance City services will increase with the annexation. The annexation land will be subject to City property tax rates, as well as development and inspection fees. As development takes place, City tax revenue is expected to increase significantly.

Voter approval of this annexation of land into the City will permit development that complies with the City standards, facilitate City resident participation, and increase City revenues.

Approval of the ballot measure will annex land to the east of the City that is south of NW West Union Road, west of NW Jackson School Road, east of McKay Creek, and north of Highway 26. It will also annex land to the north that is north of NW North Avenue, west of NW 309th Avenue, east of Gordon Road, and south of Pumpkin Ridge Golf Course. A map of the annexation land is attached and the legal description is on file at the North Plains City Hall.

CITY OF NORTH PLAINS

Measure No. 34-110



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PROPOSED ANNEXATION AREAS

CITY OF NORTH PLAINS

Measure No. 34-110

ARGUMENT FOR

New Phasing Plan Makes Sense

New Phasing of Annexation Changed My Vote To “Yes”

I voted “No” on annexation last time. I thought it would be too much, too fast for our little community. But this is not the same plan we voted on last time and that’s why I am voting **YES on Measure 34-110**.

Phased Plan Makes Sense

This revised plan calls for the development to take place in four phases with each phase taking three years. That’s twelve years for these phases to be implemented and that’s plenty of time for people like you and me to comment and hold accountable the folks who have put this plan together. This is not growth that will happen overnight, it will be many years before this all gets done.

Master Plan Will Ensure Accountability

Right now the developer has a contract, called a development agreement, with the City detailing the timeline and the number of units to be built. Some people think that contract would be easy to change. I don’t think so.

First, the phasing provisions in the contract are there in response to community concerns. Those concerns are still valid after annexation and therefore there isn’t a reason to change the contract.

Second, after annexation, the terms of that contract will be put into the City’s Master Plan for the annexed areas. Any changes to this Master Plan will not be easy to make because a lengthy process with public hearings would be required. We should respect the good faith effort the developer has made to address the concerns of the community.

This is not the same plan that was proposed earlier; this is a new plan that addresses the concerns of too much growth too fast and the issues of accountability and managing our growth.

**I SUPPORT THIS ANNEXATION PLAN AND
I URGE YOU TO JOIN ME IN VOTING YES ON MEASURE 34-110.**

Submitted by:
David L. Hatcher

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ARGUMENT FOR

Fire Safety, Response Time Key Issues

Budget Cuts Compromise Fire Safety

Recent budget cuts have forced the Washington County Fire District #2 to lay off two critical positions. Because of those cuts, we’ve lost our 24-hour first response emergency medical services. This has diminished response times during the late night and early morning hours. In addition, two firefighters and their families are dealing with unemployment and economic hardships. **Voting Yes on 34-110** means those firefighters could be hired back to help our community.

Improved Emergency Response Time

The Washington County Fire District #2 North Plains Station provides the community’s first response emergency medical services. Since those emergency medical technicians are able to reach the scene 10-15 minutes earlier than units sent from other cities, they can more quickly provide medical services and help those in need. Those minutes are critical to the lives and well being of many victims.

More Help, Same Money

The addition of new homes in the annexed area into North Plains will pay for the emergency services and personnel needed to help keep our community safe and secure. Current residents of North Plains won’t pay additional taxes but will still get the benefits of more emergency personnel and improved response times. Any additional revenues will come from the homes in the expanded city boundaries.

Phased Annexation Helps Fire District Plan for Future

This annexation plan will phase the construction over 12 years to allow the Fire District more time to plan for increased services needed in the growing North Plains area and the entire Washington County Fire District #2.

Support Fire Safety - Join us, the firefighters and their families of the North Plains Fire Station, and vote **YES** on 34-110.

Washington County Fire District #2 Volunteers:

Terry Burns	Stanley Jones
Dean Burton	Dexter Kindel
Ray Frank	Jason Quinn
Lucas A. Gregg	Jeff Ross
Timothy A. Hays	Wayne Sanderson
Trevor Herb	Johnathan Sinpaugh
Carl Horning	Mike Van Domelen

Submitted by:
Betsy A. Rawls
North Plains Volunteer
Firefighter Assoc.

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CITY OF NORTH PLAINS

Measure No. 34-110

ARGUMENT FOR

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

For over 12 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:

- **Increased Police and Fire Services.** Revenues from homeowners in the newly annexed area can be allocated to add needed police and fire workers who will serve the entire community.
- **Upgrades to North Plains Downtown Area.** Development fees in the new area could be used by the City to make improvements to our downtown area. These could include the addition of sidewalks, streetscapes, benches and moving overhead wires underground.
- **Traffic Calming Measures.** Eastside traffic is accommodated by the new Jackson-School interchange, which also relieves congestion on Glencoe. The north expansion realigns North Avenue to a safer neighborhood speed limit.
- **Park and Ball Field Improvements.** More than 20 acres will be developed into parks, bike paths and ball fields. In addition, revenues will be set aside to upgrade the city’s existing parks.
- **Developed in Four Phases to Control Growth.** A special contract between the developer and the city assures that development will rollout in four separate phases to help assure that growth occurs in a slow, controlled manner.

PLEASE JOIN US IN VOTING YES ON MEASURE 34-110.

Stewart King	Carol Pollard
Douglas E. Black	Margaret L. Reh
Mark J. Perkins	Mitchell Ward

Submitted by:
Stewart King

ARGUMENT FOR

25 Years of Thoughtful Planning

For over 25 years, the North Plains City Council and Planning Commission have anticipated the growth coming to our area. We’re convinced that this annexation plan is an excellent response to that growth without compromising North Plains’ livability. In the May election, residents were concerned about growth happening too fast. This revised plan address that concern.

Growth Cannot Be Ignored

North Plains is growing. Over 35 new homes are in the planning stages or are being built. We can either allow growth to happen in piecemeal fashion or in a manner that is thoughtful and well-planned. We believe planned growth best serves the community.

15 Public Hearings & Unanimous City Council Approval

This plan represents years of combined effort between skilled community planners and local residents. In the past three years alone, there have been over 15 public hearings. This citizen input was seriously considered and played a vital role in shaping the annexation plan.

Too Much Too Fast

This revised annexation plan addresses this concern. Instead of growth happening in 7 years, the growth is spread over 12 years, or more if the housing economy changes. The planned developer has entered into a contract with the City to construct the infrastructure and homes in four 3-year increments.

When this annexation plan is approved by the voters, the Planning Commission will hold additional public hearings on the proposed Master Plan before construction will begin, and the phasing plan of four 3-year increments will be part of the Master Plan. When the Master Plan is approved by the Planning Commission and Council, any changes would require many public hearings for your input.

We believe planning is the right way to deal with growth.

PLEASE JOIN US IN VOTING YES ON MEASURE 34-110

Martha H. Denham City Councilor	Mark Gajdostik City Councilor	David Hatcher City Councilor
Herb Hirst City Councilor	Robert J. Kindel City Councilor	Thomas Reh City Councilor

Submitted by:
Martha H. Denham

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CITY OF NORTH PLAINS

Measure No. 34-110

ARGUMENT FOR

Attracting Retail Services Needed for Our Area

Convenience and More Jobs

By annexing the proposed areas, the new homes could add enough families to the City to attract a full service grocery store, local pharmacy and other retail services such as restaurants. As our community continues to grow, a convenient place to shop that also provides more local jobs and saves time will help families and individuals in their busy, daily lives.

Managing Traffic Issues

Several years ago the City, County, Metro, local citizens, ODOT, LCDC, CPO8 and the Friends of North Plains participated in the North Plains Neighbor City Study. It was recommended that the preferred growth direction outside the current city limits is to the north and east.

The City's Transportation Systems Plan was adjusted to account for any upgrades necessary for growth. Any new construction, whether business or residential, that will affect traffic in the surrounding area is required to upgrade the streets. In addition, the Traffic Impact Fees that are collected from new construction can be used by the City to widen roads and provide safety measures such as traffic lights.

The plan provides additional safety measures by re-aligning the major street north of the City so that North Avenue would become a residential street causing the speed limit to be lowered.

Phased Development Allows Retailers to Plan and Commit to Community

Since the construction in the proposed annexation areas will take place in four separate phases over a minimum of 12 years, existing retailers will have time to plan for increased growth and new retailers can plan to commit to North Plains based on the needs of the community.

**PLEASE VOTE YES ON MEASURE 34-110
FOR A BETTER COMMUNITY FOR ALL OF US.**

Dale Didier	Marilyn J. Firth
Ruth J. Didier	Cynthia Kay Sager
George L. Dunlap	Thomas M. Sager, Jr.
Shirley Dunlap	

Submitted by:
Shirley Dunlap

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ARGUMENT FOR

Smart Growth at No Additional Cost

New Parks, Full-Time Police and a New School

Annexation will bring tremendous benefits and improvements to North Plains at **NO** additional cost to current residents. North Plains currently has a one-acre park; the annexation will add 20 acres of parks to our community surrounded by sidewalks, street lights and benches. Stable funding for our police and fire means more jobs and a safer community. There may also be a new elementary school for our kids.

The amazing part is that **these improvements will not cost current North Plains' residents any additional fees or taxes.**

The cost for these improvements and others will come from development fees and property taxes in the newly annexed area.

Responsible, Smart Growth in Phases

Our area will continue to grow. The key is to make sure that the development and growth is responsible and smart for our community. This annexation is both of those and more.

This construction in the newly annexed areas will be completed in four phases with each phase taking at least three years. That means that it will be a minimum of 12 years to realize this plan. That kind of measured, responsible growth is good for the economy and the community. This expansion will not happen overnight. This is a process that has been years in the making and will continue to take years to come to fruition. This is a smart plan for our community.

This annexation is well planned, improves our quality of life and there is no additional cost to current North Plains' residents. Everybody wins!

**VOTE YES ON MEASURE 34-110.
IT JUST MAKES GOOD SENSE.**

Leighton Mangels
Cindy Hirst
Cynthia Kay & Thomas M. Sagar
Kelley Stadlerman
Debbie & Russell Vincent
Gordon Vanderzanden

Submitted by:
Cynthia Hirst

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CITY OF NORTH PLAINS

Measure No. 34-110**ARGUMENT FOR****How Will Approval of this Annexation Plan Affect the Elementary School?**

The school currently has room for about 150 students with a little juggling of programs. Yes, annexation will require an additional school for North Plains' children.

However, think about the current situation. There are over 35 new homes that will be built within the City limits in the next several months. These homes are targeted for young families, adding more children. As this growth continues, the need for a larger school or a new school will come sooner than expected. And this does not even take into account the number of new homes being built in the outside the City limits.

The Hillsboro School District has recognized the need for an elementary school in our area. The money for a new site is now available from the school bond that was approved by voters in 2000. There is no other place in the current City limits to build a new school.

The Hillsboro School District will purchase a new site for an elementary school. We can choose to have a new school here in North Plains or in some other place in the District.

When the current North Plains' school is full, the District will need to decide where to bus our children. Voting **YES** on Measure 34-110 is the best way to tell the School District that we want a second school in North Plains.

And this would be in addition to our North Plains Elementary School.

As the construction of new homes would be phased in over a minimum of 12 years, a new school could be ready for future students.

WE URGE YOU TO VOTE YES ON MEASURE 34-110.

Teresa Castro Lori Perkins
Cindy Hirst Michael Simmons

Submitted by:
Cynthia M. Hirst

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ARGUMENT FOR**North Plains Chamber of Commerce Board of Directors
Urges YES Vote on Measure 34-110**

As the Board of Directors of the North Plains Chamber of Commerce, we strongly support the proposed annexation. We recognize the incredible benefits this limited growth will bring to 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 not only make life more convenient for all of the residents in the area, but also the people who work in and around the City. Added stores bring full and part-time employment positions. In addition, the planned developer does 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 plan includes over 20 acres of high quality parks and playgrounds, 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 divert non-local traffic around the city.

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 areas, current residents can enjoy these benefits without any added taxes or fees.

PLEASE VOTE YES ON MEASURE 34-110.

Teri Greenwood
North Plains Chamber President and
Manager, West Coast Bank

Shirley Dunlap
North Plains Chamber Treasurer
Co-Owner, North Plains Hardware, Inc.

Stewart King
North Plains Chamber Vice-President and
Owner, Tri-Star Properties

Bob Horning
North Plains Chamber Board of Directors
Owner, Horning's Hideout

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

Submitted by:
Teri Greenwood
North Plains Chamber of Commerce

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CITY OF NORTH PLAINS

Measure No. 34-110

ARGUMENT AGAINST

Washington County Farm Bureau Board of Directors Urges a NO vote on Measure

The future of agriculture in Washington County is threatened by loss of farmland.

Washington County has some of the most productive farmland in the state. In 2004, our county was #3 in Oregon for gross farm and ranch sales. We are fortunate to live in an area where Farmers' Markets supply fresh, local produce, where U-pick farms are abundant, where farmland offers scenic open space and wildlife habitat. Yet, we're losing our prime farmland to urban development.

With the cities of North Plains, Banks, Hillsboro, Cornelius, and Forest Grove all pushing for expansion, the future of agriculture in Washington County is threatened. Commercial agriculture must retain a base of farmland to be viable. Help ensure that future generations enjoy the benefits of a thriving agriculture industry in Washington County by voting NO on the North Plains annexation.

Washington County Farm Bureau is part of Oregon Farm Bureau, a nonprofit organization representing nearly 45,000 members. See 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."

Submitted by:
Washington County Farm Bureau

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ARGUMENT AGAINST

North Plains Area Tree Farmers Ask You To Vote NO

Voter approval of Measure 34-110 would allow faster growth than you might realize.

This measure proposes development of 144 acres in four phases. But it would allow nearly three-fourths of the units to be built in the first two phases. Developers could build 286 of the total 700 units from 2006-2008, and another 220 in phase two, *adding over 500 units and about 1250 people in just the next four years.*

Actually, *development could occur even faster.* There is no guarantee that the four-phase plan would be followed. The City of North Plains and the owners of the land can change the plan with approval of the city council.

Annexation would change the small-town atmosphere that makes North Plains special.

As area tree farmers, we appreciate the rural setting and character of North Plains. Although we don't live within the city limits, we consider North Plains our town. We do business at the bank, post office, stores, and restaurants. Our children are students or former students of the school. Our sense of community would be jeopardized if North Plains grows too fast, with a doubling of population, cookie-cutter housing developments, more traffic and traffic lights.

Rapid growth now would lead to even faster growth later.

Urban growth boundary expansions are based upon previous growth rates. If North Plains develops the 144 acres rapidly, the next urban growth boundary expansion will be even larger. One proposed master plan for the city shows development north to the golf course and east to Jackson School Road. Is that your vision for North Plains?

Please protect North Plains from rapid growth by voting NO.

Matt & Dana Furrow
Mike Jamieson
Mark, Milo, Ralph & R.T. Kind
Don, Dave & Lisa Logan
Rod & Ellyn McNeil
Mel & Wendy Mortensen

Submitted by:
Ellyn McNeil

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CITY OF NORTH PLAINS

Measure No. 34-110**ARGUMENT AGAINST**

WHO REALLY BENEFITS FROM THE NORTH PLAINS ANNEXATION?

Growth is inevitable in any community, but at what cost? If the developers who are bringing this ballot measure to vote had given this some serious thought, their plan would have included better provisions and safeguards for handling the adverse impact this annexation is going to have on our schools, roads, property values, and oh yes, those funny little things called taxes.

Currently, North Plains Elementary has an average of more than 30 children per class, with many teachers welcoming help they get from volunteers who offer assistance. Over the last two years, three teachers have retired or left for other positions, with no replacements being hired. This situation has created split classes, which essentially combine two grades into one class. This beckons the question, are your children really getting the attention they deserve now, and what will happen once there are even more children? If they suggest building a new school to accommodate this growth, it surely won't be completed in time for many of the new students!

I'm sure we've all been frustrated getting on the freeway from Glencoe road. Imagine multiplying this by another 1,400 to 1,800 cars if this annexation goes through.

The current plan of adding an estimated 700 homes on a limited number of acres, will mean the bulk of the homes will be in the starter range, driving down the values of existing homes, while increasing overall taxes with the new services that will be needed to support this growth.

On top of all this, the agreement between the City of North Plains and the developer is flawed, and will take advantage of our quiet community. If this annexation passes, changes to the agreement could be made without our input. Not a pleasant thought. This can be reviewed at, <http://www.fonp.org> <<http://www.fonp.org/>> . Growth will come, but let's decide this as a community and not line the pockets of a select few.

Kelly & Sue Packard
Lon & Karen Snider

Submitted by:
Karen Snider

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ARGUMENT AGAINST

KNOW WHAT YOU ARE VOTING ON!

*Friends of North Plains offers the following information as part of our mission to educate voters about issues that affect our town. We urge all voters to fully inform themselves about this measure, **then vote!***

The annexation application before you is essentially identical to the one that the voters rejected in May. The applicants have attempted to address community concerns about the rate of growth by specifying three-year "phases" of development.

These phases are NOT part of the *application*; they are specified in an *agreement* with the property owners adopted by the City Council on August 15th that would take effect if annexation is approved by the voters.

This agreement has **serious flaws** that could potentially result in significantly different development than is currently being proposed.

- The most serious flaw is that **the agreement may be changed at any time by the City Council**, with unpredictable results. Changes could be made without accepting any testimony from the public. How comfortable are you with this arrangement?
- **There is no assurance regarding what will be built**, since the number of units is not capped. As written, the agreement refers to "**estimated**" housing units in each phase, rather than **maximum** units.
- The mixed-use and commercial portions of the proposed developments are not included in the agreement, so there is **no limit** on the number of units that could be built, and **no control** over the rate of development. Mixed-use areas are often the highest-density zones.

While the applicant may have intended to restrict the rate of growth, the agreement is so flawed that it offers **no guarantee** to voters at all. It could easily become what it was before: **TOO BIG** and **TOO FAST**.

A copy of the agreement and a more complete analysis may be viewed at our web site, <http://www.fonp.org>.

Submitted by:
Friends of North Plains Steering Committee
Brian Beinlich, James Just, Jim Long, and Pat Wolter

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CITY OF NORTH PLAINS

Measure No. 34-110

ARGUMENT AGAINST

Annexation: Bad for Citizens

- * State Law requires that cities maintain a twenty-year land inventory in the Urban Growth Boundary. Annexing all 144 acres of our UGB means North Plains would need to expand the UGB again in the near future, possibly meaning even more annexations before 2010!
- * Allowing a single builder to develop ALL 144 acres hands them tremendous power. With annexation we lose power should we need to negotiate with the developer.
- * The population could grow even more than proposed. Mixed-use housing and commercial areas have NO restriction on the number of buildings/residences. Additionally, in-fill will continue, with developers adding as many dwellings as possible. Moreover, the Development Agreement suggests an "estimated" number of dwelling units, not maximums.
- * Developing the entire 144 acres in one swoop means much of the town will have the "Polygon style," while the rest of the town has distinct neighborhoods with unique aesthetics. Our town will lose its small town feel and look, and the town will have a distinct divide.
- * Annexation does nothing to upgrade the downtown, and the proposed parks are simply open green spaces.
- * Traffic will increase greatly, but no new major transportation is planned, including no Tri-Met.
- * With annexation, North Plains Elementary School will be overcrowded until a new school is built. Nothing is currently planned. While the Development Plan leaves an area for a new school, the Hillsboro School District could build a school elsewhere.
- * Hillsboro and North Plains' housing values have increased at the slowest rate in the entire Metropolitan area. With Annexation, existing property values will fall, further decreasing the rate of return on our homes. While our property values will fall, our taxes will rise to maintain infrastructure.
- * We will be subjected to noise and dirt associated with building every single day for twelve years, with the majority of building taking place before 2009! Light pollution will blot out the stars!

Submitted by:
Residents Against Annexation
Connie Baron www.noannexationnorthplains.org

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ARGUMENT AGAINST

Still Too BIG, Too FAST No On Proposed Expansion (NO on 34-110)

The City Council is required to put proposed annexations on the ballot because in 1998 and 2002 over 73% of voters approved changing the North Plains city charter to require voter approval/disapproval of each new annexation application.

During the first annexation vote last May, the developer, Polygon Northwest, outspent its opposition over 100 to 1 but still lost. Less than 30 days after election results became official, Polygon Northwest resubmitted a similar, but vague and ambiguous application, the approval of which would still allow the city to grow too big, too fast. To get an idea of how 700 additional dwelling units would look, picture the 57-unit West Ridge development twelve times over.

More reasons to Vote NO

- More traffic congestion and stop lights.
- Loss of scenic views.
- Loss of prime farmland.
- Loss of small-town feel.
- Plenty of growth inside the city already.
- Increased property taxes for the new school and maintenance of the new parks.
- Out-of-state corporations are behind annexation and retail center.
- The three tracts of land should be voted on in 3 separate ballot measures.
- There are inconsistencies in the number of units per phase.
- The application-agreement doesn't give enough specifics on "affordable housing."
- The City Council could change the agreement without a vote of the people.
- The Master Plan has not been completed.
- North Plains deserves better than what Polygon Northwest is offering.

"It will create problems. And we will lose our small-town atmosphere."

–Dorothy Winner, North Plains resident (since 1936), City Lifetime Volunteer and Former Senior Center Director

"I don't understand why people who chose a small town would want to change it."

–Sheila Hardwick, resident

We need your VOTE.

Use the new white Washington County Elections Ballot box downtown for free.

Submitted by:
No On Proposed Expansion (N.O.P.E.)
97133-0033

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CITY OF BANKS

Measure No. 34-111

BALLOT TITLE

LEVY FOR LAW ENFORCEMENT SERVICE

QUESTION: Shall City of Banks levy \$1.89 per assessed thousand for five years beginning in fiscal year 2006/2007 for police services? This measure may cause property tax to raise more than 3%.

SUMMARY: This measure may be passed only at an election with at least a 50 percent voter turnout.

The City Council voted to recommend to voters this measure be placed on the November Ballot. If this measure is approved, the City will levy \$1.89 per assessed thousand (\$1,000) each year for five (5) years beginning in tax year 2006 for police services. Services include but are not limited to prompt response to 911 calls, crime prevention, work with youth and school programs, investigate criminal activity, traffic enforcement, domestic violence, neighborhood nuisances, identity theft and enforcement of city ordinances. Police Contract is paid this year by the General Fund. These funds will be exhausted in June 2006. If passed, the levy would fund Police Services which are currently under contract with Washington County Sheriff.

The potential total amount of the five (5) year levy is about \$766,000.00. For a home with an assessed value of \$100,000.00 the annual tax cost estimate would be \$189.00. The estimated tax revenue the City will receive is an ESTIMATE ONLY. This is based on the best information available from the County Assessor at the time of the estimate.

EXPLANATORY STATEMENT

Why is this levy proposed?

The City needs funding for law enforcement services such as those which are currently being contracted from the Washington County Sheriff's department. These services include but are not limited to 50 hours of police patrols specifically in the City of Banks as well as crime scene investigation, any Public Awareness programs offered by Washington County, access to national crime databases, traffic enforcement sweeps, etc. Without funding by this levy, the City will be unable to continue to pay for the services provided by Washington County or have any alternate local police patrol. Should this levy fail, this City will only have law enforcement responses for emergency calls, i.e., 911 calls, etc. with an officer that is shared with the entire west side of Washington County. There will be no services available for other types of police issues. This levy is necessary to lessen the amount of and effects of crime to the residents of Banks, students of the Banks School System, and those who visit and do business in Banks. To go into law, this levy must be passed by voters with a voter turnout of more than 50%.

Who is served by the City's police department?

If you received this ballot, the City's police serve you. The number of people served has increased by approximately 60% since 1998.

What impact would the levy have on a homeowner's property tax?

The replacement levy is estimated to average \$1.89 per \$1,000 assessed value. If approved, owners of a home would see the following estimated annual impact:

\$100,000 assessed home \$1.89 x \$100,000 = \$189.00

\$150,000 assessed home \$1.89 x \$150,000 = \$283.50

When would this levy first appear on property tax bills?

The property tax bill due in November 2006 would include this levy.

Submitted by:
Michael Lyda, Mayor
City of Banks

**NO ARGUMENTS FOR OR AGAINST
THIS MEASURE WERE FILED.**

BALLOT DROP SITES

**Ballots must be received by 8:00 p.m. Election Day,
November 8, 2005**

Washington County 24 hour drop slot:

3700 SW Murray Blvd
Front Lobby
Beaverton (Murray and Millikan)

Washington County 24 hour drop boxes:

155 N 1st Avenue
Rear entrance of the Public Services Building
Hillsboro
(1st and Main)

North Plains City Hall
31360 NW Commercial
North Plains



Other County Locations

Phone numbers are provided to confirm the hours.

Banks Library
111 Market Street
503-324-1382

Sherwood Library
955 N Sherwood Blvd
503-625-3059

King City – City Hall
15300 SW 116th Avenue
503-639-4082