

CITY OF NORTH PLAINS

Measure No. 34-122

BALLOT TITLE

PROPOSAL TO ANNEX 23.93 ACRES TO CITY

QUESTION: Should the City of North Plains annex 23.93 acres on its north boundary?

SUMMARY: Approval of this ballot measure will annex 23.93 acres to the City of North Plains. This land is all within the City Urban Growth Boundary. The land is north of the City located north of NW North Avenue and west of NW 309th. 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.

EXPLANATORY STATEMENT

If approved by the voters, this measure will annex 23.93 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.

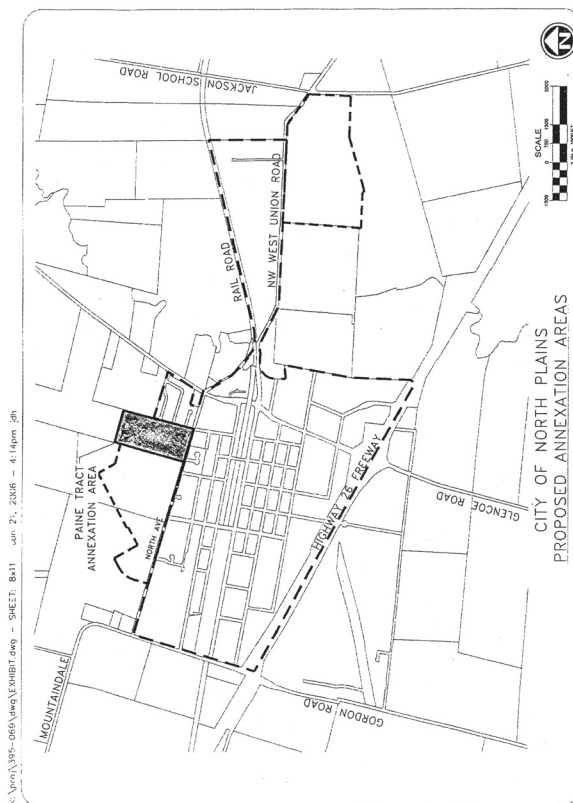
All of the annexation land is within the City Urban Growth Boundary. The major impact of the annexation will be to shift urban planning and services responsibilities from Washington County to the City. The annexation land will be subject to the City's comprehensive plan and land use regulations. The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

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. Annexation will increase City revenues at no cost to current residents.

Approval of this ballot measure will annex land north of NW North Avenue and west of NW 309th Avenue. 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 23.93 acres of the 74.13 acres of the north expansion area. There is a map of the proposed annexation area in the voter's pamphlet.

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



CITY OF NORTH PLAINS

Measure No. 34-122**ARGUMENT FOR****25 YEARS OF THOUGHTFUL PLANNING****North Plains IS Growing!**

Over 120 new homes are in the planning stages or are being built. North Plains can either grow in piecemeal fashion or in a manner that is well planned. For over 25 years, the North Plains City Council and Planning Commission have worked with skilled community planners and local residents to expand the North Plains Urban Growth Boundary (UGB) and develop a Master Plan for development of the entire City. In the past three years alone, there have been over 15 public hearings!

Annexing in Land

There have been two previous ballot measures where the vote was so close it was almost a tie. During those campaigns there were concerns regarding issues such as having more of a choice of which properties were annexed; the total amount of acres to be annexed; and the master planning process. In this election:

- There are separate annexation measures for each of the properties in the annexation area.
- Each of the parcels being voted on are about 24 acres in size. The total amount of acreage being voted on is about 72 acres, which is half of the 144 acres in the UGB.
- The voter can choose which, if any, measure they want annexed. So the amount of acreage can vary from 0 to 72 acres.

Master Planning

To ensure the annexed areas get developed the way the City wants is the Master Planning Process. Ordinances require that before any development can begin in a newly annexed area, public hearings will be held to ensure the developers are in compliance with the overall Master Plan of the City.

PLEASE JOIN US IN VOTING YES ON THESE ANNEXATION MEASURES.

Submitted by:

Cheri Olson Mayor	Martha H. Denham City Councilor	Mark Gajdostik City Councilor
David Hatcher City Councilor	Thomas Reh City Councilor	Robert J. Kindel, Jr. City Councilor
	Herb Hirst City Councilor	

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.

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:

- **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.** Additional lands 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 Phases to Control Growth.** A special agreement between the developer and the city assures that development will rollout in separate phases to help assure that growth occurs in a slow, controlled manner.

PLEASE JOIN US IN VOTING YES ON THESE MEASURE.

Submitted by:

North Plains Planning Commissioners:
Stewart King-Chairperson
Doug Black
Mitch Ward
Mark Perkins
Paul Schmitz
Sherrie Simmons
David Smith

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.

CITY OF NORTH PLAINS

Measure No. 34-122

ARGUMENT FOR

North Plains Chamber of Commerce Board of Directors Urges YES Vote on these Annexation Measures

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 additional lands for high quality parks and playgrounds, with SDC's to 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 THESE ANNEXATION MEASURES

Submitted by:
Teri Greenwood
North Plains Chamber President

Shirley Dunlap
North Plains Chamber Treasurer

Stewart King
North Plains Chamber Vice-President

Bob Horning
North Plains Chamber Board of Directors

Patti Burns
North Plains Chamber Secretary

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.

ARGUMENT FOR

You have voiced your concerns that North Plains will grow too much, too fast.

To be sure that North Plains grows at the rate you want, it is important to add a **limited** amount of land.

A natural addition of land would be the Paine Tract site – at the corner of North Avenue and 309th.

- It is **bounded on two sides** by the City limits.
- It will add a **park on 309th** that is next to North Plains' neighborhoods.
- It will increase **funds for community services** – firefighters and police.
- It will **not increase taxes** for existing North Plains' residents.

Make the natural choice – vote “yes” on Measure 34-122.

Submitted by:
Rudy Kadlub and Jerry Palmer
Paine Tract LLC

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.

CITY OF NORTH PLAINS

Measure No. 34-122**ARGUMENT AGAINST****NORTH PLAINS ANNEXATION INFORMATION
PART 1 of 3 PARTS**

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

The three annexation applications, each for about 24 acres, are essentially identical. The combined acreage is about half that of the previous proposals.

Voters may now choose which area(s), if any, they would like to see developed. This increased choice is a step forward, and we believe it is the result of having the right to vote on annexations. However, important issues remain unaddressed.

The first involves limits on the rate of development. The first annexation proposal contained no limit on the rate of development. The second application included an agreement that would have placed minimal control on the rate. The latest applications contain **NO LIMIT** on the rate.

You may hear about being given a choice about the "rate of growth." You may hear statements such as "70 units per year, regardless of how many annexations are approved." These figures are part of each application's financial analysis, and do NOT represent a cap on development. **There is no mechanism to limit the development rate.**

According to the City Manager and the applicants, the development rate will be determined by "market forces" and by the time needed for the City to complete Master Planning of parcels that are approved. In other words, "the bureaucracy" will limit the development rate.

Developers make money by building and selling houses as fast as they can. Without an enforceable limit, development will occur as fast as possible. Fast growth can be used to justify even faster growth in the future. We believe voters should reject any annexation application without a guaranteed rate of development.

(Continued in Measure 34-123...)

Submitted by:
Friends of North Plains Steering Committee
Brian Beinlich

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.

ARGUMENT AGAINST**Washington County Farm Bureau Board of Directors
Urges a NO Vote on Measure 34-122****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 2005, 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. The excellent soils and mild climate in Washington County are ideal for hundreds of crops ranging from our highly acclaimed berries and prize-winning wine grapes to traditional amber waves of grain. 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. Without a sufficient farmland base, businesses that support agriculture, such as equipment dealers, seed cleaners, and processing plants, cannot survive.

An additional concern is the difficulty of farming next to residential developments due to conflicts caused by slow-moving equipment, dust, noise, and other normal farming practices.

Help ensure that future generations enjoy the benefits of a thriving agriculture industry in Washington County by voting NO on Measure 34-122.

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

Submitted by:
Ellyn McNeil
Washington County Farm Bureau

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.

CITY OF NORTH PLAINS

Measure No. 34-122

ARGUMENT AGAINST

Please Vote NO on Measure 34-122

North Plains voters are fortunate to have the right to vote on proposed annexations of land into the city. In 2005, voters twice said "NO" to annexing farmland into the city for primarily residential development.

This time, there are three separate annexation measures, one for each of the separately owned properties.

And there is no limit on the rate of development in any of the three measures.

The number of dwelling units planned for each measure/parcel is:

Measure 34-122 (Paine Tract)-100 units;
Measure 34-123 (Cropp Property)-140 units;
Measure 34-124 (East Property)-149 units.

Thus, the total number of dwelling units for the three measures is 389 units, with no limit on the rate of construction.

Current residential development within the city is already proceeding at a quick pace. From 2005 to 2007, over 150 residential lots are expected to be "permitted" within the current city limits.

Consider more reasons to vote NO on Measure 34-122:

- More traffic congestion and stop lights
- Loss of prime farmland, about 24 acres for each of the three measures
- Loss of beautiful scenic views and small-town atmosphere
- Increased air and noise pollution
- None of the developers' applications gives any specifics on 'affordable housing.'
- The City's Master Plan is not completed, hence uncertain and without important details.
- North Plains deserves better than what either developer is offering.

Please Vote NO on Measure 34-122. We need your VOTE.

Submitted by:

Jim Long

No On Proposed Expansions (NOPE)

www.voteno.org

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.

CITY OF NORTH PLAINS

Measure No. 34-123**BALLOT TITLE****PROPOSAL TO ANNEX 24.39 ACRES TO CITY**

QUESTION: Should the City of North Plains annex 24.39 acres on its north boundary?

SUMMARY: Approval of this ballot measure will annex 24.39 acres to the City of North Plains. This land is all within the City Urban Growth Boundary. The land is north of the City located north of NW North Avenue and west of NW 309th. Most of the land is used for agricultural purposes. A legal description and maps of the annexation land are on file at the North Plains City Hall.

EXPLANATORY STATEMENT

If approved by the voters, this measure will annex 24.39 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.

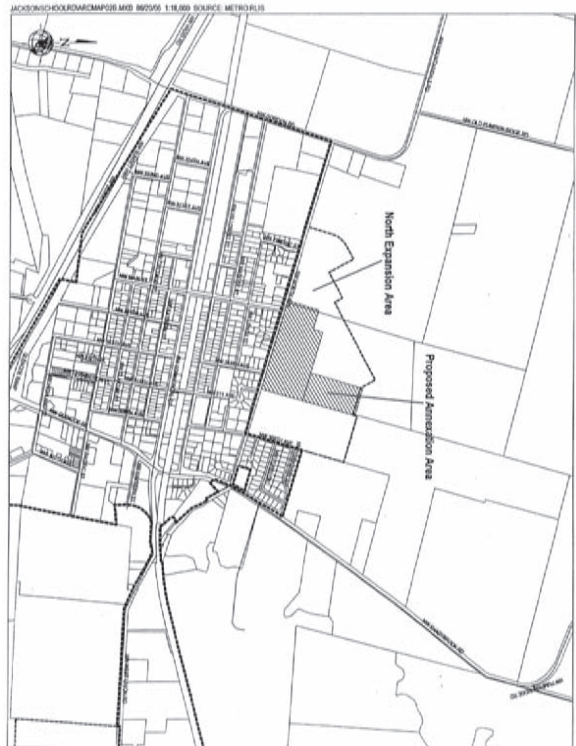
All of the annexation land is within the City Urban Growth Boundary. The major impact of the annexation will be to shift urban planning and services responsibilities from Washington County to the City. The annexation land will be subject to the City's comprehensive plan and land use regulations. The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

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. Annexation will increase City revenues at no cost to current residents.

Approval of this ballot measure will annex land north of NW North Avenue and west of NW 309th Avenue. 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 24.39 acres of the 74.13 acres of the north expansion area. There is a map of the proposed annexation area in the voter's pamphlet.

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



CITY OF NORTH PLAINS

Measure No. 34-123

ARGUMENT FOR

25 YEARS OF THOUGHTFUL PLANNING

North Plains IS Growing!

Over 120 new homes are in the planning stages or are being built. North Plains can either grow in piecemeal fashion or in a manner that is well planned. For over 25 years, the North Plains City Council and Planning Commission have worked with skilled community planners and local residents to expand the North Plains Urban Growth Boundary (UGB) and develop a Master Plan for development of the entire City. In the past three years alone, there have been over 15 public hearings!

Annexing in Land

There have been two previous ballot measures where the vote was so close it was almost a tie. During those campaigns there were concerns regarding issues such as having more of a choice of which properties were annexed; the total amount of acres to be annexed; and the master planning process. In this election:

- There are separate annexation measures for each of the properties in the annexation area.
- Each of the parcels being voted on are about 24 acres in size. The total amount of acreage being voted on is about 72 acres, which is half of the 144 acres in the UGB.
- The voter can choose which, if any, measure they want annexed. So the amount of acreage can vary from 0 to 72 acres.

Master Planning

To ensure the annexed areas get developed the way the City wants is the Master Planning Process. Ordinances require that before any development can begin in a newly annexed area, public hearings will be held to ensure the developers are in compliance with the overall Master Plan of the City.

PLEASE JOIN US IN VOTING **YES** ON THESE ANNEXATION MEASURES.

Submitted by:

Cheri Olson Mayor	Martha H. Denham City Councilor	Mark Gajdostik City Councilor
David Hatcher City Councilor	Thomas Reh City Councilor	Robert J. Kindel, Jr. City Councilor
	Herb Hirst City Councilor	

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.

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:

- **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.** Additional lands 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 Phases to Control Growth.** A special agreement between the developer and the city assures that development will rollout in separate phases to help assure that growth occurs in a slow, controlled manner.

PLEASE JOIN US IN VOTING **YES** ON THESE MEASURE.

Submitted by:

North Plains Planning Commissioners:
Stewart King-Chairperson
Doug Black
Mitch Ward
Mark Perkins
Paul Schmitz
Sherrie Simmons
David Smith

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.

CITY OF NORTH PLAINS

Measure No. 34-123**ARGUMENT FOR****North Plains Chamber of Commerce Board of Directors
Urges YES Vote on these Annexation Measures**

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 additional lands for high quality parks and playgrounds, with SDC's to 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 THESE ANNEXATION MEASURES

Submitted by:

Teri Greenwood
North Plains Chamber President

Shirley Dunlap
North Plains Chamber Treasurer

Stewart King
North Plains Chamber Vice-President

Bob Horning
North Plains Chamber Board of Directors

Patti Burns
North Plains Chamber Secretary

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.

ARGUMENT FOR**Seniors for Annexation**

I am one of the many senior citizens who live in the city of North Plains. In this town we call home, we have seen slow growth occur in a positive manner. The proposed annexation is occurring at the right time for folks my age. Right now our community does not meet the needs of the elderly who want to remain as independent as most of us would like to be.

We don't want to lose the golden opportunity to gain 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!

Annexation will guarantee there will be enough 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. Thoughtful growth is the right kind at the right time.

Please vote with us for the annexations.

Submitted by:

Marilyn J. Firth

Dorothy E. Simmons

Alice Jensen

Fred H. Simmons

Irene Kay

Shelby Jean Gard

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.

CITY OF NORTH PLAINS

Measure No. 34-123

ARGUMENT FOR

Local Business Owners In Favor of Annexation

As a **business owner** in the North Plains area, I favor reasonable community growth, and that is why I support the annexation proposals before you now. These annexations will help our city become more **self-contained**.

North Plains' citizens have dealt with annexation planning for years. Change will happen, even in a small city like ours, but I like the idea that we have shaped the direction of the current plan by expressing our concerns and opinions to our leaders.

That is why the **land to be annexed** has been **reduced by 50%**, and we will see only about 72 acres adopted, which is half the original proposal. We have already seen the benefits of planning with the completion the **Jackson School Interchange**, that has been helpful for local traffic flow and with the completion of the new North Plains Public Library.

Here are some of the gains we will have with **thoughtful growth**:

- Our current **property values** are predicted to rise with annexation.
- Our new neighbors will help create an expanded **tax base** for city **services**.
- New homes will provide additional revenue for our **police and fire services**.
- We will have increased attractiveness for additional retail businesses like a **full service grocery store and pharmacy**.

We must continue to give input into growth decisions because our City Council leadership is listening and is supportive of the concerns and values of the community. Annexation is a low risk decision for our city. We have **numerous benefits** to gain with sensible, well-planned growth.

Let's work together toward a common goal of improving and **preserving the city of North Plains**. Vote "YES" for the annexations.

Submitted by:

Kelley S. Stadelman
Heritage Arts Studio

James Dunlap
North Plains Hardware

Tai Kim
Subway Restaurant

Tammy Cannon
Heavenly Salon and Spa

Tien Fung Ngo
The Old Hichen Post Restaurant

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.

ARGUMENT FOR

ACTIVITIES FOR OUR CHILDREN

I am a children's coach and a resident of North Plains. I encourage my players to be **flexible** in order to learn from all experiences. The same goes for adults. We all need to be **open to improvements** that involve change in our **community**. There are a **variety of people** to think about in this city. There are the young and the elderly, single and married, those with limited, low and high salaries, and rural or urban-oriented citizens. All of them need to be considered when making your annexation decision, especially the kids. They depend on us to **look down the road** for them.

North Plains is a great place to raise kids. I have enjoyed coaching T-Ball for many of your children in this city. The prospect of the school district purchasing land for a **new school** evokes visions of fantastic **ball fields** and **athletic areas** that will improve the childhood experience of all our kids.

The **new neighborhoods** come with **multiple green spaces** that can be used as multipurpose parks for soccer practices, pick-up ballgames and playgrounds. This is a **WELCOME** addition to North Plains, and I wouldn't encourage annexation **YES** votes if I didn't think it would benefit us all.

Submitted by:
Jeff Low
T-Ball Coach

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.

CITY OF NORTH PLAINS

Measure No. 34-123**ARGUMENT FOR****CITIZENS FOR NORTH ANNEXATIONS**

We would like to encourage you to get your ballots in with a **YES** vote for the north annexations. When both parcels are annexed, the new Mountindale Avenue will replace North Avenue as the main connector. North Avenue will be rebuilt as a local street. This will bring the speed limit down to 25 mph; will improve the safety of North Avenue to pedestrians; and be good for our elementary school. With the improvements being made to Main Street, the newly annexed north area would blend with the existing city.

The planned growth will be **fully paid for by the development company** and will not come out of your pockets. The increase in the new tax base will provide funding to maintain the amenities. When you **vote for** the carefully planned growth of North Plains, you are casting a vote for **the future of our city**. We must participate in this step toward a sensible plan so that all of us can enjoy the benefits of reasonable growth. As **the voters**, we can choose the pace of annexation. We hope you will vote **YES** with us.

Submitted by:
Shirley Phipps
Alvin Phipps
Ann Fredericks-Smith
Michael Simmons
Sandra Trahan
Rodney R. Trahan

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.

ARGUMENT FOR**REAL ESTATE ECONOMIST**

I have recently evaluated the impact upon residential property values as a result of neighboring developments in North Plains. After comparing three case studies in Washington County, this is what I concluded:

- Washington county supports a sustained population growth.
- All the information demonstrates continued home price escalation, consistent with increasing values in the Portland-Vancouver metro area.
- The sales data from the case studies do not demonstrate any negative impact on existing residential property values when new development is added.
- With annexation, the developer will also provide city service upgrades, street improvements, greenways, parks, amenities, and retail services expansion. These are positive additions to your community, and they will be funded at the developer's expense.
- Later, when your property is reassessed at higher values, keep in mind the fact that property tax is limited by state law which imposes a cap. The increased tax base from new residents will enable upgrades to be made, such as new sidewalks, in existing city areas.

I would encourage you to vote affirmatively for annexations in your city.

Sincerely,

Johnson Gardner, LLC

Submitted By:
Jerald Johnson

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.

CITY OF NORTH PLAINS

Measure No. 34-123

ARGUMENT FOR

NEWCOMERS FOR ANNEXATION

We have recently become North Plains citizens. When we learned about the annexation proposals, we became very enthusiastic about voting for city growth. We enjoy walking as a form of exercise. Adding 70 acres of neighborhood will provide a lot more sidewalks and streets to enjoy. We will be able to take a different route each day and get a workout, plus we will enjoy taking in the scenery. In the recent Town Hall Meeting we were happy to learn the City has a Master Plan with design codes that will achieve a "pedestrian and resident friendly town".

As property owners, the best news about this planned annexation is that our property value is predicted to rise. We appreciate the benefit of adding value to our home because of the community upgrades like parks and the additional potential of additional retail services.

We have been impressed by the strong sense of community here, and the way in which this City has participated in the process of planning its own growth. Our neighbors have put a lot of effort and patience into controlled growth and preservation of the quality of life in North Plains. We appreciate that.

The new school will be great, and we love the thought of having a grocery store in town. It is starting to feel like we have everything we could possibly need right here in North Plains. Please take the next step toward planned community growth and vote YES for the annexation parcels on your ballot.

This is the kind of proposal that will maintain the small town feel that is important to our families.

Submitted by:
Greg M. Kuhn
Susan J. Kuhn

ARGUMENT FOR

The reason why I am supporting these annexation proposals isn't simply that all growth is good; it's that some growth is needed for the good of the people of North Plains. I got fooled into voting against the last two measures. It seemed to me that it was what my neighbors wanted and I didn't know any better. So I spent the last eight months going to a lot of meetings and reading reports to learn about the new annexation proposals.

In a nut shell, the new houses will pay for street improvements and parks right away. The North Plains Elementary presently has enough room for the expansion families, but it won't always. That is why the plan for a new school in the east expansion is so important. By the time it is built, we'll be needing it. Also, when we add a few more people to the city, we might be able to attract some retail interests like a full service grocery store and pharmacy.

The Planning Commission and the City Council seem genuinely committed to keeping the quality up and the quantity down. There has been a lot of planning done by these volunteers and they have made a good plan to grow the town in the best way possible.

Voters will choose the pace of growth by voting for one, two or three annexations. These proposals total half of previous proposals. It is slow, managed growth.

I voted "No" last time for all the wrong reasons. I hope you will join me and vote "YES" this time for the right reasons.

Submitted by:
David Smith

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.

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.

CITY OF NORTH PLAINS

Measure No. 34-123**ARGUMENT AGAINST****NORTH PLAINS ANNEXATION INFORMATION
PART 2 of 3 PARTS**

In Part 1 we pointed out that there are **no assurances** regarding the rate of development. Now assume that one or more of the applications are approved and development proceeds at the rate of 70 units per year indicated in the financial analyses.

What would be the impact of this rate of development?

Seventy new dwelling units would result in approximately **175 new residents each year** — which is **double** North Plains' **total** population increase from 2000-2005. In other words, every year, development in the annexed areas would bring twice as many new residents as have moved here in the last five years.

Approximately 140 cars would accompany these 70 new dwelling units, resulting in about 700 additional automobile trips every day.*

How does this rate compare to recent growth in North Plains?

Forty-eight new lots were created in 2005, which was the most in 7 years. There is the potential for 84 new building permits this year, which includes 50 lots that are scheduled to be built next year.*

How long would it take to build out the proposed areas?

That depends on how many applications are approved, and whether the City and developers stick to the 70 units/year development rate. Assuming they do, then if voters approve only one of the applications, the entire parcel could be built in just two years. If voters approve all three, they could all be built out by 2013, which means that 1/2 of the 20-year land supply could be built in just 6 1/2 years! At that rate, the UGB expansion area would only last about 13 years.

Fast growth brings faster growth. Friends of North Plains believes that a 20-year land supply should last 20 years, not 13.

* Figures are based on the best information available.

(Continued...)

Submitted by:
Friends of North Plains Steering Committee
Brian Beinlich

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.

ARGUMENT AGAINST**Washington County Farm Bureau Board of Directors
Urges a NO Vote on Measure 34-123****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 2005, 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. The excellent soils and mild climate in Washington County are ideal for hundreds of crops ranging from our highly acclaimed berries and prize-winning wine grapes to traditional amber waves of grain. 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. Without a sufficient farmland base, businesses that support agriculture, such as equipment dealers, seed cleaners, and processing plants, cannot survive.

An additional concern is the difficulty of farming next to residential developments due to conflicts caused by slow-moving equipment, dust, noise, and other normal farming practices.

Help ensure that future generations enjoy the benefits of a thriving agriculture industry in Washington County by voting NO on Measure 34-123.

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

Submitted by:
Ellyn McNeil
Washington County Farm Bureau

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.

CITY OF NORTH PLAINS

Measure No. 34-123

ARGUMENT AGAINST

Please Vote NO on Measure 34-123

North Plains voters are fortunate to have the right to vote on proposed annexations of land into the city. In 2005, voters twice said "NO" to annexing farmland into the city for primarily residential development.

This time, there are three separate annexation measures, one for each of the separately owned properties.

And there is no limit on the rate of development in any of the three measures.

The number of dwelling units planned for each measure/parcel is:

Measure 34-122 (Paine Tract)-100 units;
Measure 34-123 (Cropp Property)-140 units;
Measure 34-124 (East Property)-149 units.

Thus, the total number of dwelling units for the three measures is 389 units, with no limit on the rate of construction.

Current residential development within the city is already proceeding at a quick pace. From 2005 to 2007, over 150 residential lots are expected to be "permitted" within the current city limits.

Consider more reasons to vote NO on Measure 34-123:

- More traffic congestion and stop lights
- Loss of prime farmland, about 24 acres for each of the three measures
- Loss of beautiful scenic views and small-town atmosphere
- Increased air and noise pollution
- None of the developers' applications gives any specifics on 'affordable housing.'
- The City's Master Plan is not completed, hence uncertain and without important details.
- North Plains deserves better than what either developer is offering.

Please Vote NO on Measure 34-123. We need your VOTE.

Submitted by:

Jim Long

No On Proposed Expansions (NOPE)

www.voteno.org

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.

CITY OF NORTH PLAINS

Measure No. 34-124**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 south/east of the City located south of NW West Union Road and east of McKay Creek. The land is used for agricultural purposes. A legal description and maps of the annexation land are on file at the North Plains City Hall.

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.

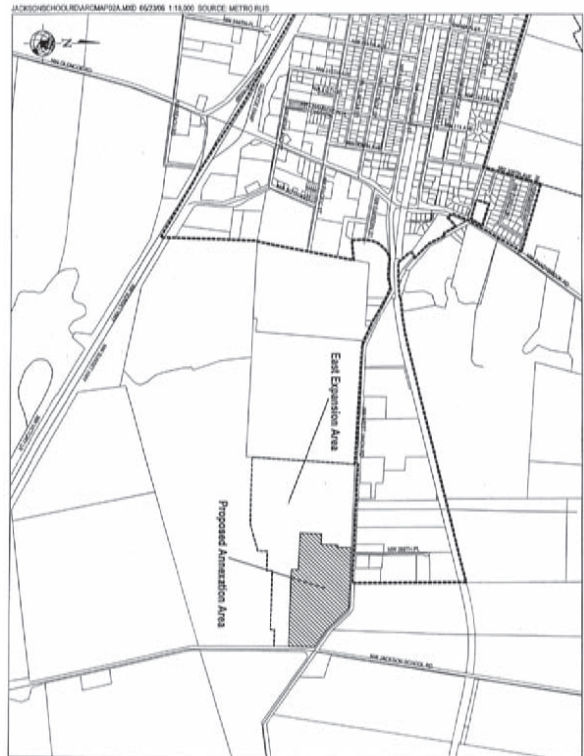
All of the annexation land is within the City Urban Growth Boundary. The major impact of the annexation will be to shift urban planning and services responsibilities from Washington County to the City. The annexation land will be subject to the City's comprehensive plan and land use regulations. The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

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. Annexation will 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
City of North Plains



CITY OF NORTH PLAINS

Measure No. 34-124

ARGUMENT FOR

The reason why I am supporting these annexation proposals isn't simply that all growth is good; it's that some growth is needed for the good of the people of North Plains. I got fooled into voting against the last two measures. It seemed to me that it was what my neighbors wanted and I didn't know any better. So I spent the last eight months going to a lot of meetings and reading reports to learn about the new annexation proposals.

In a nut shell, the new houses will pay for street improvements and parks right away. The North Plains Elementary presently has enough room for the expansion families, but it won't always. That is why the plan for a new school in the east expansion is so important. By the time it is built, we'll be needing it. Also, when we add a few more people to the city, we might be able to attract some retail interests like a full service grocery store and pharmacy.

The Planning Commission and the City Council seem genuinely committed to keeping the quality up and the quantity down. There has been a lot of planning done by these volunteers and they have made a good plan to grow the town in the best way possible.

Voters will choose the pace of growth by voting for one, two or three annexations. These proposals total half of previous proposals. It is slow, managed growth.

I voted "No" last time for all the wrong reasons. I hope you will join me and vote "YES" this time for the right reasons.

Submitted by:
David Smith

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.

ARGUMENT FOR

25 Years of Thoughtful Planning

North Plains IS Growing!

Over 120 new homes are in the planning stages or are being built. North Plains can either grow in piecemeal fashion or in a manner that is well planned. For over 25 years, the North Plains City Council and Planning Commission have worked with skilled community planners and local residents to expand the North Plains Urban Growth Boundary (UGB) and develop a Master Plan for development of the entire City. In the past three years alone, there have been over 15 public hearings!

Annexing in Land

There have been two previous ballot measures where the vote was so close it was almost a tie. During those campaigns there were concerns regarding issues such as having more of a choice of which properties were annexed; the total amount of acres to be annexed; and the master planning process. In this election:

- There are separate annexation measures for each of the properties in the annexation area.
- Each of the parcels being voted on are about 24 acres in size. The total amount of acreage being voted on is about 72 acres, which is half of the 144 acres in the UGB.
- The voter can choose which, if any, measure they want annexed. So the amount of acreage can vary from 0 to 72 acres.

Master Planning

To ensure the annexed areas get developed the way the City wants is the Master Planning Process. Ordinances require that before any development can begin in a newly annexed area, public hearings will be held to ensure the developers are in compliance with the overall Master Plan of the City.

PLEASE JOIN US IN VOTING YES ON THESE ANNEXATION MEASURES

Submitted by:

Cheri Olson Mayor	Martha H. Denham City Councilor	Mark Gajdostik City Councilor
David Hatcher City Councilor	Thomas Reh City Councilor	Robert J. Kindel, Jr. City Councilor
	Herb Hirst City Councilor	

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.

CITY OF NORTH PLAINS

Measure No. 34-124**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:

- ***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.*** Additional lands 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 Phases to Control Growth.*** A special agreement between the developer and the city assures that development will rollout in separate phases to help assure that growth occurs in a slow, controlled manner.

PLEASE JOIN US IN VOTING YES ON THESE MEASURE.

Submitted by:

North Plains Planning Commissioners:
Stewart King-Chairperson
Doug Black
Mitch Ward
Mark Perkins
Paul Schmitz
Sherrie Simmons
David Smith

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.

ARGUMENT FOR**North Plains Chamber of Commerce Board of Directors
Urges YES Vote on these Annexation Measures**

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 additional lands for high quality parks and playgrounds, with SDC’s to 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 THESE ANNEXATION MEASURES

Submitted by:

Teri Greenwood
North Plains Chamber President

Shirley Dunlap
North Plains Chamber Treasurer

Stewart King
North Plains Chamber Vice-President

Bob Horning
North Plains Chamber Board of Directors

Patti Burns
North Plains Chamber Secretary

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.

CITY OF NORTH PLAINS

Measure No. 34-124

ARGUMENT FOR

Seniors for Annexation

I am one of the many senior citizens who live in the city of North Plains. In this town we call home, we have seen slow growth occur in a positive manner. The proposed annexation is occurring at the right time for folks my age. Right now our community does not meet the needs of the elderly who want to remain as independent as most of us would like to be.

We don't want to lose the golden opportunity to gain 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!

Annexation will guarantee there will be enough 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. Thoughtful growth is the right kind at the right time.

Please vote with us for the annexations.

Submitted by:

Marilyn J. Firth

Dorothy E. Simmons

Alice Jensen

Fred H. Simmons

Irene Kay

Shelby Jean Gard

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.

ARGUMENT FOR

Local Business Owners In Favor of Annexation

As a **business owner** in the North Plains area, I favor reasonable community growth, and that is why I support the annexation proposals before you now. These annexations will help our city become more **self-contained**.

North Plains' citizens have dealt with annexation planning for years. Change will happen, even in a small city like ours, but I like the idea that we have shaped the direction of the current plan by expressing our concerns and opinions to our leaders.

That is why the **land to be annexed** has been **reduced by 50%**, and we will see only about 72 acres adopted, which is half the original proposal. We have already seen the benefits of planning with the completion the **Jackson School Interchange**, that has been helpful for local traffic flow and with the completion of the new North Plains Public Library.

Here are some of the gains we will have with **thoughtful growth**:

- Our current **property values** are predicted to **rise with annexation**.
- Our new neighbors will help create an expanded **tax base for city services**.
- New homes will provide additional revenue for our **police and fire services**.
- We will have increased attractiveness for additional retail businesses like a **full service grocery store and pharmacy**.

We must continue to give input into growth decisions because our City Council leadership is listening and is supportive of the concerns and values of the community. Annexation is a low risk decision for our city. We have **numerous benefits** to gain with sensible, well-planned growth.

Let's work together toward a common goal of improving and **preserving the city of North Plains**. Vote "YES" for the annexations.

Submitted by:

Kelley S. Stadelman
Heritage Arts Studio

James Dunlap
North Plains Hardware

Tai Kim
Subway Restaurant

Tammy Cannon
Heavenly Salon and Spa

Tien Fung Ngo
The Old Hichen Post Restaurant

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.

CITY OF NORTH PLAINS

Measure No. 34-124**ARGUMENT FOR****ACTIVITIES FOR OUR CHILDREN**

I am a children's coach and a resident of North Plains. I encourage my players to be **flexible** in order to learn from all experiences. The same goes for adults. We all need to be **open to improvements** that involve change in our **community**. There are a **variety of people** to think about in this city. There are the young and the elderly, single and married, those with limited, low and high salaries, and rural or urban-oriented citizens. All of them need to be considered when making your annexation decision, especially the kids. They depend on us to **look down the road** for them.

North Plains is a great place to raise kids. I have enjoyed coaching T-Ball for many of your children in this city. The prospect of the school district purchasing land for **a new school** evokes visions of fantastic **ball fields** and **athletic areas** that will improve the childhood experience of all our kids.

The **new neighborhoods** come with **multiple green spaces** that can be used as multipurpose parks for soccer practices, pick-up ballgames and playgrounds. This is a **WELCOME** addition to North Plains, and I wouldn't encourage annexation **YES** votes if I didn't think it would benefit us all.

Submitted by:
Jeff Low
T-Ball Coach

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.

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 69 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 eastern annexation. Thank you.

Submitted by:
Matt Travis
Martha H. Denham
Margaret L. Reh
Ted Luther
William P. Hughes

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.

CITY OF NORTH PLAINS

Measure No. 34-124

ARGUMENT FOR

NEWCOMERS FOR ANNEXATION

We have recently become North Plains citizens. When we learned about the annexation proposals, we became very enthusiastic about voiting for city growth. We enjoy walking as a form of exercise. Adding 70 acres of neighborhood will provide a lot more sidewalks and streets to enjoy. We will be able to take a different route each day and get a workout, plus we will enjoy taking in the scenery. In the recent Town Hall Meeting we were happy to learn the City has a Master Plan with design codes that will achieve a "pedestrian and resident friendly town".

As property owners, the best news about this planned annexation is that our property value is predicted to rise. We appreciate the benefit of adding value to our home because of the community upgrades like parks and the additional potential of additional retail services.

We have been impressed by the strong sense of community here, and the way in which this City has participated in the process of planning its own growth. Our neighbors have put a lot of effort and patience into controlled growth and preservation of the quality of life in North Plains. We appreciate that.

The new school will be great, and we love the thought of having a grocery store in town. It is starting to feel like we have everything we could possibly need right here in North Plains. Please take the next step toward planned community growth and vote YES for the annexation parcels on your ballot.

This is the kind of proposal that will maintain the small town feel that is important to our families.

Submitted by:
Greg M. Kuhn
Susan J. Kuhn

ARGUMENT FOR

REAL ESTATE ECONOMIST

I have recently evaluated the impact upon residential property values as a result of neighboring developments in North Plains. After comparing three case studies in Washington County, this is what I concluded:

- Washington county supports a sustained population growth.
- All the information demonstrates continued home price escalation, consistent with increasing values in the Portland-Vancouver metro area.
- The sales data from the case studies do not demonstrate any negative impact on existing residential property values when new development is added.
- With annexation, the developer will also provide city service upgrades, street improvements, greenways, parks, amenities, and retail services expansion. These are positive additions to your community, and they will be funded at the developer's expense.
- Later, when your property is reassessed at higher values, keep in mind the fact that property tax is limited by state law which imposes a cap. The increased tax base from new residents will enable upgrades to be made, such as new sidewalks, in existing city areas.

I would encourage you to vote affirmatively for annexations in your city.

Sincerely,

Johnson Gardner, LLC

Submitted By:
Jerald Johnson

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.

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.

CITY OF NORTH PLAINS

Measure No. 34-124**ARGUMENT AGAINST****NORTH PLAINS ANNEXATION INFORMATION
PART 3 of 3 PARTS**

In Parts 1 and 2 we discussed the rate of development. In this part we direct our discussion to the **type** of development being proposed. Contrary to previous applications, the parcels currently proposed for annexation contain only residential developments; **no retail or commercial areas are included.**

This emphasis on residential development will tend to turn North Plains into a commuter-oriented community. Residents won't receive any of the benefits that come with new retail and commercial development, and will need to drive to their shopping destinations.

We believe that a well-planned town is one where residents can work, shop, and play within walking or biking distance of where they live. Local retail shops and businesses could create job opportunities for residents. They could reduce dependence on automobiles, which reduces pollution, traffic, and congestion. Walking and biking improve residents' health.

Residential development is also the most expensive in terms of the cost of providing services. A 1999 American Farmland Trust study showed that **residences require \$1.15 in services for every \$1 in taxes paid.** Businesses require only 28 cents for every tax dollar collected. Even though the financial analyses provided show no net cost to existing residents, it seems clear that the type of development being proposed would impose a higher cost to provide services.

Friends of North Plains recognizes that the City has a good overall Master Plan that mixes densities and development types. It is unfortunate that the applicants chose to include only residential development in their proposals. We believe that it would be in the residents' best interest if the areas to be developed had a mix of residential and commercial development.

Annexation maps showing the types of developments in each area may be viewed at our web site, <http://www.fonp.org>.

Submitted by:
Friends of North Plains Steering Committee
Brian Beinlich

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.

ARGUMENT AGAINST**Washington County Farm Bureau Board of Directors
Urges a NO Vote on Measure 34-124****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 2005, 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. The excellent soils and mild climate in Washington County are ideal for hundreds of crops ranging from our highly acclaimed berries and prize-winning wine grapes to traditional amber waves of grain. 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. Without a sufficient farmland base, businesses that support agriculture, such as equipment dealers, seed cleaners, and processing plants, cannot survive.

An additional concern is the difficulty of farming next to residential developments due to conflicts caused by slow-moving equipment, dust, noise, and other normal farming practices.

Help ensure that future generations enjoy the benefits of a thriving agriculture industry in Washington County by voting NO on Measure 34-124.

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

Submitted by:
Ellyn McNeil
Washington County Farm Bureau

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.

CITY OF NORTH PLAINS

Measure No. 34-124

ARGUMENT AGAINST

Please Vote NO on Measure 34-124

North Plains voters are fortunate to have the right to vote on proposed annexations of land into the city. In 2005, voters twice said "NO" to annexing farmland into the city for primarily residential development.

This time, there are three separate annexation measures, one for each of the separately owned properties.

And there is no limit on the rate of development in any of the three measures.

The number of dwelling units planned for each measure/parcel is:

Measure 34-122 (Paine Tract)-100 units;
Measure 34-123 (Cropp Property)-140 units;
Measure 34-124 (East Property)-149 units.

Thus, the total number of dwelling units for the three measures is 389 units, with no limit on the rate of construction.

Current residential development within the city is already proceeding at a quick pace. From 2005 to 2007, over 150 residential lots are expected to be "permitted" within the current city limits.

Consider more reasons to vote NO on Measure 34-124:

- More traffic congestion and stop lights
- Loss of prime farmland, about 24 acres for each of the three measures
- Loss of beautiful scenic views and small-town atmosphere
- Increased air and noise pollution
- None of the developers' applications gives any specifics on 'affordable housing.'
- The City's Master Plan is not completed, hence uncertain and without important details.
- North Plains deserves better than what either developer is offering.

Please Vote NO on Measure 34-124. We need your VOTE.

Submitted by:

Jim Long

No On Proposed Expansions (NOPE)

www.votenope.org

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.

CITY OF NORTH PLAINS

Measure No. 34-125

BALLOT TITLE

THREE YEAR LOCAL OPTION TAX FOR NORTH PLAINS POLICE SERVICES

QUESTION: Shall North Plains levy \$.66 per \$1,000 of assessed valuation each year for three years beginning in tax year 2006-2007 for police services? This measure may cause property taxes to increase more than three percent.

SUMMARY: If this measure is approved, the City will levy \$.66 per \$1,000 of assessed valuation each year for three years beginning in tax year 2006-2007 for police services.

Passage of this measure will pay for one additional police officer position, as well as for other police services and equipment. If the measure does not pass the City will continue with the existing level of service, the Chief of Police and one police officer in the City.

This levy is estimated to raise \$82,247 each year. The estimated total raised for the three years is \$246,741.

EXPLANATORY STATEMENT

This measure is a Three Year Local Option Tax for North Plains police services. If approved, the City will have \$82,247 more for police services each year for three years beginning fiscal year 2006-2007.

When the City permanent tax rate was set, it provided enough money to pay for all police services. Costs have grown faster than the ability of the City general fund to fully pay for police services. In 2000, voters approved a four year local option levy for the police services. That levy expired June 30, 2005. Due to this reduction in resources, the City reduced police staffing to a police chief and one officer.

The new local option tax measure would fund one additional position to increase the staffing to a police chief and two police officers. It would also pay for police equipment including a police car. If the levy fails, the police staffing will remain at the police chief and one police officer. This will provide service for City residents for 80 hours a week.

Financial projections were filed with the city council for annexation applications that are on the same election ballot as this levy request. The projections estimate, that if the city has a growth rate of 70 dwelling units per year the city will have sufficient resources for police services and not require levy funds after three years.

The total amount of the three year levy is \$246,741. The estimated tax rate for the levy is \$0.66 for each \$1,000 of assessed value. This is about \$86 per year for a home with an assessed property value of \$130,000.

The estimated tax cost for this measure is AN ESTIMATE ONLY based on the best information available from the County Assessor at the time of estimate.

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

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

BALLOT DROP SITES

BALLOT DROP SITES

September 19, 2006

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