



Washington County voter's pamphlet

Elections Division
3700 SW Murray Blvd Suite 101
Beaverton OR 97005
503 846 5800

www.co.washington.or.us

Vote-By-Mail Special Election September 16, 2008

To be counted, voted
ballots must be in our
office by 8:00 pm on
September 16, 2008

Ballot Dropsites

Ballots must be received by 8pm on Election Day.
24-hour dropsites

Public Services Building
Rear Entrance
155 N 1st Ave
(1st and Main)
Hillsboro

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

North Plains City Hall
31360 NW Commercial
North Plains

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 34-150

Argument For

Vote yes for an opportunity for smart growth at no additional cost in taxes or fees. You have seen growth in the last several years; now see phased growth with several amenities for North Plains Citizens. These amenities would include: a six fold increase in park and recreational areas, a walkable connected community, stable funding for water (instead of 20% water bill increases year after year). Phased development will allow retailers to plan and commit to our community. Bringing this land in now will allow time to finalize the master plan and be ready to boost our local economy when the market recovers.

This information furnished by:

Mike Cropp

Sue Cropp

Citizens for the Enhancement of North Plains

Measure 34-150

Argument Against

**Washington County Farm Bureau Board of Directors
Urges a NO Vote on Measure 34-150**

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

Washington County has some of the most productive farmland in Oregon, ranking #4 in 2007 for gross farm and ranch sales. We are fortunate to live 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 are 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 the North Plains annexation measure.

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 Farms Bureau's land use policy states, "We support the principle of land use planning for the purpose of protecting the resources and the agricultural environment and infrastructure needed for farmers and ranchers to produce food and fiber for current and future generations in a profitable manner. We are philosophically opposed to efforts to remove economically productive farm and forest land from farm or forest zones."

This information furnished by:

Washington County Farm Bureau

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CITY OF NORTH PLAINS

Measure 34-150

Argument Against

Friends of North Plains (www.fonp.org) offers this information as part of our mission to educate voters about issues that affect our town.

The City Charter requires that voters approve annexations. If approved, Measure 34-150 would permit the annexation of 52.14 acres of prime farmland located just north of town. This parcel has already been rejected three times by voters. We believe voters should reject it once again.

North Plains currently has plenty of capacity for new development. Currently, 200-225 lots are already designated for new housing in the City, and only **ONE** is being built. This doesn't include 115 new houses planned for the East expansion area (approved by voters in March of 2007).

Considering the current real estate crisis and building slowdown, with foreclosures and numerous houses on the market, **there is simply no need to add new land to the City at this time.**

Annexing increases the population beyond citizens' desires. The proposal would create between 276 and 296 housing units. 280 new houses would mean **700 new residents** – that's a 35% increase in North Plains' population!

The proposed area is prime farmland, and its soil is rated some of the best in the world. High-quality farmland should be preserved for agricultural use; houses should be built on land less suitable for farming. In an era of rising fuel prices and transportation costs, it is essential that nearby productive farmland continue to be available for agriculture.

Voters should be wary of promises of a new community center offered by the property owner. Previous promises of a shopping center have not materialized, and **it is unclear whether the City would have the resources to maintain such a center without raising taxes.**

Residential development does not pay its own way. Studies show that residential developments require \$1.15 in services for every \$1 in taxes paid. Current residents pay the difference.

There is no hurry to annex this prime farmland.

Please Reject Measure 34-150.

This information furnished by:
Brian Beinlich
Friends of North Plains

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Measure 34-150

Argument Against

**Please Vote NOPE on Measure 34-150
We Need Your Vote this Summer.**

The City Council is required to put proposed annexations on the ballot because in both 1999 and 2002, voters approved changing the North Plains city charter to require voter approval or disapproval of each new annexation application.

Three times North Plains voters have rejected measures to annex this northern property. Now voters will decide for the fourth time whether this property should be added to the city.

Approval of this annexation proposal wouldn't be smart, given the current real estate crisis, the softening economy, and the housing situation in North Plains.

Consider that over 200 lots already created in subdivisions in North Plains are on hold. Additionally, the 100-plus dwelling units planned for the East Property, which was annexed last year, are likely two years from construction.

There is no need to annex this property, which adds the potential for over 275 more dwelling units in the city.

Consider more reasons to vote NOPE on Measure 34-150:

- Save 52 acres of prime farmland near the city.
- Preserve the beautiful scenic views and open space from inside current city limits to Pumpkin Ridge, Dixie Mountain and other Tualatin Mountains.
- The City doesn't have money for maintenance of the proposed recreational facility.
- Avoid population and traffic increases.
- The proposal does not include "affordable housing."

Oregon land use laws specify that citizen participation is goal number 1 for planning. Now is the time for **your** voice to be heard and counted.

Your **NOPE** vote is critical to defeat this proposed expansion.

**Plant Crops, Not Houses
Please Vote NO on Measure 34-150.**

Use the free, secure Official Ballot Drop-off Box (in front of City Hall) by 8pm on Tuesday September 16, or mail in your ballot at least four days before.

www.votenope.org

Submitted by:
Jim Long
No On Proposed Expansion (NOPE)
PO Box 33
North Plains, Oregon 97133-0033

This information furnished by:
Jim Long
No On Proposed Expansion

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