



OFFICIAL VOTERS' PAMPHLET

**SPECIAL ELECTION
NOVEMBER 5, 2013**

The publication and distribution of this pamphlet is provided by the County Clerk at the direction of the County Commissioners. The measure information within was provided by cities, districts and other interested parties that chose to participate in this portion of the election process.



BOARD OF COMMISSIONERS

205 NW Fifth Street
P.O. Box 3020
Corvallis, OR 97339-3020
(541) 766-6800
FAX (541) 766-6893

Dear Benton County Voter:

On November 5, 2013, a Special Election will be held for voters registered within the City of Corvallis, City of Albany and Country Estates Road District.

The City of Corvallis submits two measures 02-86: a Five-Year Local Option Levy regarding Livability, Public Safety and City Services; and 02-87 Proposing the Annexation of Property on 49th Street. The City of Albany submits measure 22-121 seeking General Obligation Bond Authority for Public Safety Facilities. Country Estates Road District submits Measure 02-85 a Five-Year Local Option Levy for Operations.

The Benton County Board of Commissioners approved the County Clerk's request to publish this pamphlet as a means to provide voters with useful information concerning their choices for these measures. In addition to being inserted with each ballot, this pamphlet is available on the Clerk's website at www.co.benton.or.us/elections and in the Elections Office.

Please remember, **ballots must be received at an official ballot drop site within Oregon before 8:00 PM on Tuesday, November 5, 2013.** You can mail your ballot, drop it in an official ballot drop box, or bring it directly to the Elections Office located in the historic Benton County Courthouse, 120 NW 4th Street in Corvallis. Benton County ballot drop box locations are listed on the website and within this pamphlet.

If you have questions or concerns, please, contact the Elections office.

We hope this information will help you become better informed about the issues in this election.

Sincerely,


Annabelle Jaramillo
Commissioner


Linda Modrell
Commissioner


Jay Dixon
Commissioner

VOTE

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If you have other questions about voter registration, your ballot, voting or need a replacement ballot please contact us at the following:

Benton County Elections Office

Phone: 541-766-6756

Fax: 541-766-6757

Website: www.co.benton.or.us/elections

Email: bcelections@co.benton.or.us

To update voter registration or become a voter you may go online to: www.oregonvotes.gov

Voters with Disabilities

If you need help voting because of a disability, contact the Benton County Elections Office. Deputized elections staff is available to assist you in casting a ballot; or ask about alternate voting formats.

BENTON COUNTY OFFICIAL DROPSITES**24-HOUR OUTSIDE DROP BOXES****Benton County Courthouse**

Courthouse lawn on 4th Street
120 NW 4th St, Corvallis OR 97330

Benton County Courthouse

Handicapped entrance on 5th Street
120 NW 4th St, Corvallis OR 97330

Benton County Courthouse

Across the street on 5th Street
180 NW 5th St, Corvallis OR 97330

Wells Fargo Bank

Timberhill Shopping Center
2543 NW Kings Blvd, Corvallis OR 97330

Benton County Sunset Building

Drop box in parking lot
4077 SW Research Way, Corvallis OR 97330

Lincoln Health Center

Drop box in parking lot
121 SE Viewmont Ave, Corvallis OR 97330

Ray's Food Place

North Albany Shopping Center
621 Hickory Ave NW, Albany OR 97321

OTHER BALLOT DROPSITES**Benton County Elections Office**

Basement of County Courthouse
120 NW 4th St Rm 13, Corvallis OR 97330
Mon thru Fri 8:00 am to 5:00 pm
Election Day until 8:00 pm

Corvallis Public Library

645 NW Monroe Ave, Corvallis OR 97330
Mon thru Thu 10:00 am to 8:00 pm
Fri and Sat 10:00 am to 6:00 pm

OSU Valley Library

121 The Valley Library, Corvallis OR 97331
Mon thru Thu 7:00 am to Midnight
Fri 7:00 am to 10:00 pm
Sat 10:00 am to 10:00 pm
Sun 10:00 am to Midnight

LBCC Benton Center

757 NW Polk Ave, Corvallis OR 97330
When college is in session
Mon thru Thu 8:00 am to 8:00 pm
Fri 8:00 am to 4:00 pm

Senior Citizens Center of Corvallis

2601 NW Tyler Ave, Corvallis OR 97330
Mon thru Fri 8:00 am to 4:00 pm
Election Day until 8:00 pm

Cities and districts are responsible for the content and accuracy of the explanatory statements they provide. Benton County does not verify the measure argument submissions for substance or accuracy.

**CITY OF ALBANY
MEASURE 22-121**

**COUNTRY ESTATES ROAD DISTRICT
MEASURE 02-85**

BALLOT TITLE

CAPTION: City of Albany General Obligation Bond Authorization

QUESTION: Shall Albany issue up to \$20.3 million in general obligation bonds for public safety facilities? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

SUMMARY: This measure amends the city charter to authorize up to \$20.3 million in principal amount of city general obligation bonds to finance capital costs related to new, seismically sound public safety facilities, including a police station and a main fire station. The city estimates that the levy for these bonds will be at the same rate as the city levies for its outstanding general obligation bonds (about 43 cents per \$1,000 of assessed value).

EXPLANATORY STATEMENT

The City's main fire station in downtown Albany needs to remain standing and operational after an earthquake. The current fire station does not meet the engineering standards for emergency facilities and is likely to collapse in the event of a major earthquake. In 2003, the City hired an independent engineering firm to assess the building's seismic stability. Their report stated the downtown fire station does not meet structural standards to assure it would survive an earthquake event. In 2011, this report was reaffirmed by another independent engineering firm. Such structural failure would jeopardize the safety of firefighters and destroy or damage equipment and apparatus needed to respond to the emergency needs of the community. The City has considered retrofitting the building to withstand an earthquake, but has concluded that the extent of work needed on the building, built in 1949, is not economical. This measure will provide funding to construct a new earthquake-sound fire station projected to meet community needs through 2055.

This measure will also fund construction of a new police station on land that the City already owns. The current police station was built in 1988 for a staff of 47. More than 87 people work there today. During the same period, Albany's population grew from 28,020 to 50,710, and calls for police service increased by more than 55%. The City Council has determined that the existing building and site are inadequate to meet the law enforcement needs of the community.

The City's Strategic Plans, as early as 2007, have identified the need for new fire and police facilities and stated the intention to take a funding measure to voters no later than 2015. The City Council is asking voters to consider funding these facilities now while interest rates are historically low. The new bonds would also generally coincide with the pending payoff of general obligation bonds, issued in 1996 and 1999 (refinanced in 2007). Because of the pay-off of those bonds, the new fire and police station bonds are not expected to increase property taxes. Instead, the City expects to continue levying taxes at approximately the current rates.

(Submitted by City of Albany)

NO ARGUMENTS WERE FILED.

BALLOT TITLE

CAPTION: Five year local option tax levy for operations.

QUESTION: Shall the District impose a tax of \$0.520/\$1,000 valuation for maintenance operations for five years beginning in 2014? This measure may cause property taxes to increase more than three percent.

SUMMARY: The Country Estates Road District submits a local option tax levy intended to continue funding for necessary major repairs. The permanent tax base (\$0.560/\$1,000 valuation) is sufficient only for routine crack sealing and minor pothole repair.

This request will replace the two levies expiring at the end of the fiscal year (total \$0.494/\$1,000 valuation), and will allow the rebuilding process to continue. Without the new levy, District roads will deteriorate at a rapid pace, resulting in higher costs in the future.

This measure will cost approximately \$140 per household per year, providing about \$13,000 per year revenue.

EXPLANATORY STATEMENT

The roads in the Country Estates Road District have historically been very well maintained, but wear and tear has taken its toll. Several sections have begun to break up, and most have started to show deterioration from seasonal expansion/contraction. The generally accepted wisdom in road maintenance is that damage is much less costly to prevent than to repair. District officers have determined that the best strategy for dealing with the issue is to overlay new asphalt on the affected areas. Accordingly, some of the worst segments have been repaved in each of the last four years. Much more remains to be done. Analysis suggests that most of the roads in the District be repaved in the next ten years. This levy request is a necessary step in that plan. The rate of \$0.52/\$1,000 is a slight increase from the previous short term levies, approximately \$7/family/year. This levy will take effect after the previous short term levies expire.

(Submitted by Country Estates Road District)

NO ARGUMENTS WERE FILED.

CITY OF CORVALLIS MEASURE 02-86

BALLOT TITLE

CAPTION: Livability, Public Safety and City Services Local Option Tax Levy

QUESTION: Shall Corvallis impose \$.8181 per \$1,000 of assessed value, for five years beginning July 1, 2014, for operations? This measure may cause property taxes to increase more than three percent.

SUMMARY: Tax revenue from this measure would be restricted in the following percentages (with FY 2015 estimated dollar amounts):

13.33% (\$426,640). Maintain operation of the Osborn Aquatic Center;
 9.97% (\$319,010). Maintain operation of the Chintimini Senior Center;
 33.22% (\$1,062,790). Maintain Library services, books, materials, and Monday hours; restores Sunday hours;
 3.32% (\$106,340). Maintain social services grants;
 3.04% (\$97,340). Long range Planning;
 1.21% (\$38,700). Code Enforcement;
 4.33% (\$138,550). Fire Prevention;
 9.64% (\$308,560). Three additional Police Officers to address livability;
 3.19% (\$102,180). School Resource Police Officer; and
 18.75% (\$600,000). Replaces unrestricted revenue lost from the Hewlett-Packard judgment. Must be underlevied the same amount as revenue increase resulting from final judgment.

By fiscal year, this levy is estimated to raise:

2015	\$ 3,200,110
2016	3,296,114
2017	3,394,997
2018	3,496,847
2019	3,601,753
Total	\$16,989,821

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. (ORS 280.075(1)).

EXPLANATORY STATEMENT

The City of Corvallis proposes a local option property tax levy at the rate of \$.8181 per \$1,000 of assessed value, lasting for five years and beginning July 1, 2014. This measure may cause property taxes to increase more than three percent.

The tax revenue from this measure would be used to support operations of the Library, the Osborn Aquatic Center and the Chintimini Senior Center, allocations to social service agencies, long-range planning and code enforcement, Fire Prevention, to restore a School Resource Police Officer and restore three Police Officers, and to replace property tax revenue lost due to the Hewlett-Packard judgment. In addition to tax revenue from this measure, general fund money would be required to continue funding these operations.

The revenue from the levy would be restricted to these uses. Among these uses, distribution of the revenue would also be restricted annually in the following manner (with FY 2015 estimated dollar amounts):

13.33% (\$426,640). Osborn Aquatic Center. Maintain year round operation, including programs such as swimming lessons, therapy classes, youth special needs classes, water safety, High School swim practice, swim meets, fitness classes, and lap swimming;

9.97% (\$319,010). Chintimini Senior Center. Maintain year round operation, including programs such as health and fitness, life-long learning classes, support groups, tax aide assistance, volunteer recruitment and coordination, and facility for senior meals;

33.22% (\$1,062,790). Library. Maintain year round Monday hours and reopen on Sunday at the Corvallis Library; support purchase of books, audiovisual and electronic materials; provide preschool reading readiness services for families and child care providers; provide volunteer recruitment and coordination; continue other library services and programs;

3.32% (\$106,340). Social Services. Maintain grants for programs that provide emergency or transitional assistance, such as aid in obtaining food, water, shelter, warmth, clothing, safety, acute health care, or access to information about obtaining this assistance;

3.04% (\$97,340). Long Range Planning. Restore staff for projects including implementing approved Collaboration Corvallis recommendations and facilitating community planning projects to address future growth;

1.21% (\$38,700). Code Enforcement. Restore staffing, materials and supplies to address code violation complaints regarding health and safety, livability and land use issues;

4.33% (\$138,550). Fire Prevention. Provide additional staff and the associated supplies and equipment to keep the community safe from fire danger;

9.64% (\$308,560). Police Department. Restore funding for three additional Police Officers, supplies and equipment, focusing on community livability;

3.19% (\$102,180). Police Department. Restore one School Resource Police Officer with associated supplies and equipment to work with the 509J public school system; and

18.75% (\$600,000). General Fund. Replaces unrestricted revenue lost from the Hewlett-Packard judgment. If the Oregon Supreme Court rules that Hewlett-Packard must pay more taxes resulting in further revenue to Corvallis, then this portion of the local option levy will be reduced by the same amount.

(Submitted by City of Corvallis)

CITY OF CORVALLIS MEASURE 02-86

ARGUMENT FOR:

Corvallis Aquatic Team
www.corvallisaquaticteam.org

Vote YES on 02-86

The Osborn Aquatic Center (OAC) is an important center of activity in the Corvallis community. OAC is a recognized source of recreational activity for the community; but also provides opportunities for health improvement, safety education, fitness, and public meeting space. It provides services to people of all ages from infant to senior citizen, and to those with a wide range of physical ability.

OAC is good for our economy. As one of the finest competition facilities in the state of Oregon, OAC brings in thousands of visitors annually and over \$1.5M to our local economy. Major events at the pool include championship swim meets for high school and other youth swimmers, adult masters swimmers, and the Special Olympics; and water polo championships at the high school and college level. The facility employs 120 people and offers a wide variety of course opportunities including therapy and AquaFitness classes; the Liquid Degree learn-to-swim program; and WaterBabies, an award-winning program which was developed at Osborn.

As members of the Corvallis Aquatic Team, we witness our fellow community members utilizing Osborn for a wide variety of reasons. Each day we see children learning to swim for the first time, teens taking lifeguarding courses in preparation for their first jobs, or people with special needs improving their health and wellness. We watch elite-level swimmers competing and training, and 6 year olds winning their first ribbons. We observe families and friends gathering for birthday parties and service organizations holding weekly meetings. We see people of all ages meeting at the pool to socialize and exercise together.

Corvallis is ranked as one of the top cities for livability in the nation. The Osborn Aquatic Center- along with our library, senior center, social services, and strong public safety - are vital parts of what makes Corvallis such a wonderful community.

Vote YES on 02-86

(This information furnished by Corvallis Aquatic Team, Inc.)

ARGUMENT FOR:

Please vote yes on this important levy

The population of Corvallis is aging with retiring 'baby boomers' as a major contributing factor. Consequently, there's a need for a place providing activities for older adults (50+) such as healthy aging programs, classes pertaining to senior interests and capabilities, trips and hikes, appropriate support groups, assistance with taxes and Medicare insurance options, Meals on Wheels, etc. **This need is filled by the Chintimini Senior Center.** Closure of the Center due to lack of funding would negatively impact the senior population of Corvallis and surrounding areas as no other venue in the community provides this unique combination of programs.

The Senior Center is a busy place and many activities take place with volunteer assistance. In 2012, more than 200 volunteers donated valuable time in many capacities and most of these are seniors themselves - "seniors helping seniors". The 2012 cumulative total of more than 8,300 volunteer hours included assistance with some of those activities above plus front desk receptionist/cashiers, greeters, special events volunteers, etc. Volunteers help make the Center operate efficiently and give back to the community by assisting seniors to remain independent longer. **This benefit would be lost to the City and the senior population if the Center should close.**

With more 'boomers' reaching retirement age each day, there is a continuing need for the programs provided by the Chintimini Senior Center. **We support measure 02-86 because it will continue the operation of this invaluable resource for the community and its seniors. Please join us in voting for measure 02-86.**

(This information furnished by John Locker, President of the Senior Citizen Foundation of Benton County, Inc., and endorsed by the following Foundation Board members:

*Carolyn B. Brumley
 Donald A. Jones
 John F. Locker
 W. Lee Schroeder
 Deborah White
 Lynda L. Wolfenbarger)*

CITY OF CORVALLIS MEASURE 02-86

ARGUMENT FOR:

VOTE YES ON #02-86 NOVEMBER 5, 2013

For many years Corvallis has boasted an excellent, nationally recognized Public Library. This is the result of a community tradition of both financial support and personal involvement. Currently citizens give over 14,500 volunteer hours every year, helping to make a range of services and programs possible.

With visits of nearly 5200 daily, our Library System is one of the most heavily used, for its size, in the nation; and very importantly, it is a service that is open to all without regard to age, income, or circumstance. The Library is financed by our taxes; and the community's love for our Library has traditionally provided strong tax support.

The proposed levy will make it possible for the Library to **restore Sunday hours** and **retain** the current level of library materials/services. If the levy fails, not only will the Library be unable to reopen on Sundays; but Monday service will be terminated. We will also lose over one-half the budget for books and other library materials.

Failure of the levy will be a serious blow to the quality and availability of the services provided to our community by the Corvallis-Benton County Public Library.

BE PART OF THE CORVALLIS TRADITION.

VOTE YES ON #02-86 NOVEMBER 5 TO KEEP OUR LIBRARY OPEN AND HEALTHY.

(This information furnished by The Corvallis-Benton County Public Library Foundation)

ARGUMENT FOR:

Friends of Corvallis urge your "Yes" vote on Measure 02-86.

Here's why:

1. Without your "Yes" vote, our Library will be closed on Mondays as well as Sundays. The budget for books and materials will be slashed another 42%. Our library will fall below "threshold," the lowest level on the scale, according to the Oregon Library Association Library Standards.
2. Without your "Yes" vote, Osborn Aquatic Center will be shut down completely. It gets 45,475 youth visits a year! Where will those kids go? What will they do? No more swim lessons to keep children and adults safe around water. No more swim teams or sports. No more therapy pool. No more family fun at Otter Beach.
3. Without your "Yes" vote, the Chintimini Senior Center will be shut down completely. Over 8,000 residents will no longer have access to classes, socializing, and intellectual enrichment activities, as well as the site for the senior meals program, and other senior support groups.
4. Without your "Yes" vote, there is no funding for dedicated long range planning for Corvallis' future, nor funding for added code enforcement to address health and safety, and livability issues now.
5. Without your "Yes" vote, Public Safety cannot be strengthened. There will be no funding for a school resource officer, a fire prevention officer, and three neighborhood livability officers. Proactive would be so much better than reactive.
6. Without your "Yes" vote, Social Services funding will be cut severely, by nearly 1/3, hurting our city's most vulnerable, the homeless and those in transition. It's a helping hand up, not a handout.

As a caring community – as friends of Corvallis – we must avoid these harmful cuts, we need to protect and restore valued City services.

Vote "Yes" for Measure 02-86! Vote "Yes" for Corvallis! Keep kids, adults, and seniors reading, swimming, and living safely in our quality city!

(This information furnished by Friends of Corvallis PAC)

CITY OF CORVALLIS MEASURE 02-86

ARGUMENT FOR:

Nearly three years ago, Corvallis voters approved Measure 02-74, to maintain vital support for the Library, Aquatic Center, Senior Center, and social services. Even with that added support, the City has cut nearly \$4.1 million and over 27 jobs to balance the budget over these past three years.

Measure 02-74 expires next summer. And without this new levy - Measure 02-86 - another \$3.2 million and 22 more jobs will have to be cut. Everything the voters protected with #02-74 three years ago, and more, will be lost, unless we pass #02-86.

As a grassroots community group that worked to pass 02-74 back then, and is working for #02-86 now, Friends of Corvallis believes fervently it is absolutely essential that we, the voters, protect and restore some of our City's most valued services.

Vote "Yes" for #02-86 because:

Your "Yes" vote means our Library will stay open on Mondays and reopen on Sundays. And the Library will have funds to purchase new books, e-books, videos, and other materials.

Your "Yes" vote means Osborn Aquatic Center will stay open. Swim lessons, swim teams and sports will go on. The therapy pool continues. And families can keep having fun at Otter Beach.

Your "Yes" vote means the Senior Center will stay open, providing classes, social activities, and services such as Meals on Wheels, and Senior Tax Aide.

Your "Yes" vote means Social Services funding will be maintained for our city's most vulnerable, the homeless and those in transition. It's a helping hand up, not a handout.

Your "Yes" vote restores funding for community development long-range planning and code enforcement, to enhance livability now, and better plan for Corvallis' future.

Your "Yes" vote strengthens Public Safety, restoring funds for a school resource officer, three neighborhood officers, and a fire prevention officer, because proactive is better than reactive.

Protect valued services. Prevent harmful cuts.

Vote "Yes" for #02-86! Vote "Yes" for Corvallis!

(This information furnished by Friends of Corvallis PAC)

ARGUMENT FOR:

The League of Women Voters of Corvallis supports the passage of Measure 02-86. The League, a nonpartisan political organization, encourages informed and active participation in government, works to increase understanding of major public policy issues and influences public policy through education and advocacy.

The League supports Measure 02-86 because it maintains and adds key services that are critical to the economic wellbeing of our community. We base this support on League's Community Planning and Library Financing position. Formulated after study and member agreement, these positions call for support of services which foster a complete, healthy and diverse community where people can live, work, shop, and play; and funding to maintain quality of services and facilities consistent with community social and educational standards.

The current three-year levy that helps to stabilize services at the Library, Aquatic Center, Senior Center and social services expires in summer 2014. While this levy protected some city services, others were eliminated as a result of budget cuts of nearly \$4.1 million and the elimination of more than 27 jobs.

The League of Women Voters urges a YES vote for Measure 02-86 because passage will:

RENEW funding for

- Osborn Aquatic Center to keep the facility open year-round and available for swimming, sports teams, classes, lessons and other activities;
- Library materials and services and keeping the Library open on Monday;
- Keeping Chintimini Senior Center open year-round for classes, support groups and the Meals on Wheels program;
- Social services grants to local non-profits to ensure that our neediest citizens have access to important health services.

RESTORE funding for

- Community Development long-range planning and code enforcement--to enhance livability now and plan for Corvallis' future;
- Strengthening Public Safety by rehiring a school resource officer, three neighborhood officers and a fire prevention officer;
- Library materials and services that were reduced and Sunday open hours.

REPLACE tax revenue lost due to the Hewlett-Packard judgment.

PROTECT these valuable services by avoiding significant reductions in the future.

(This information furnished by League of Women Voters of Corvallis)

CITY OF CORVALLIS MEASURE 02-86

ARGUMENT FOR:

ARGUMENT IN FAVOR OF PASSAGE City of Corvallis Local Option Levy 02-86

The Board of Directors of the Friends of the Corvallis-Benton County Public Library urges a 'YES' vote on measure 02-86. Fully one-third of the revenue raised from the levy will be used for public library services. This funding is essential for the library to remain a relevant resource for the Corvallis community. Consider:

- Staffing is less than the 1996 level while library activity has increased over 30%.
- Expenditures for critical materials (books, subscriptions, and media) have been cut by more than \$219,000.
- Sunday hours have been eliminated.
- Library hours have been cut over 25% since 2003.
- Hours are "below adequate" per the Oregon Library Association's Standards for Oregon Public Libraries.
- Annual citizen surveys consistently show the public library among the most used and highest rated of Corvallis services.
- When compared to 12 other communities of similar population throughout the country, our library population is average (101%) but has the highest circulation per full-time employee (144%). The library does this with the lowest level of full-time employees (71%) of the 12 comparators¹.

⁽¹⁾ National Comparators, 2011: Libraries serving similar populations and with similar circulation levels, six next biggest and next smallest. Sources: Public Library Data Service Annual Report, and various State Library Statistical Reports

We believe the majority of Corvallis citizens understand the value an adequately funded public library holds for the civic, economic, social, educational, cultural, and safety needs of the community. For many, use of library services is part of daily living. The Library is for everyone equally. It truly may be one of the most democratic institutions in our modern society.

Casting a 'YES' vote for measure 02-86 is your personal affirmation that the public library and its services are vital to the quality of life in Corvallis.

(This information furnished by Board of Directors of the Friends of the Corvallis-Benton County Public Library David M. Low, President)

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

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

Voter Registration & Casting Your Ballot

Who is qualified to vote: In order to receive a ballot, voters must be registered to vote no later than 21 days prior to the election. However, if a registered voter moves within the State of Oregon, that voter can update his/her voter registration information and receive a ballot up until **8:00 PM on Election Day**.

Absentee Ballots: It is against the law to have anyone forward a ballot to you. Even the United States Postal Service will not forward a ballot. If you will be out of the area during the election period and would like to receive a ballot, contact Benton County Elections Office and request an "Absentee Ballot" be sent directly to you.

How to cast your ballot: Use a **PEN OR PENCIL** to vote your ballot. Fill in the ovals next to your choices. If you vote for more candidates than allowed, or if you vote both Yes and No on a measure, it is called an overvote. Your vote will not count for that candidate or measure. You do not have to vote on all contests.

If your ballot is lost, destroyed, damaged, or you make a mistake while voting it, please contact the Benton County Elections Office to request a replacement ballot. The replacement ballot will be mailed to you, as long as your request is received no later than the 5th day before Election Day. After the 5th day before the election, you may pick up a ballot by coming to the Benton County Elections Office.

If you have already mailed your original ballot before you realize you made a mistake, your ballot has been cast, and you are not eligible for a replacement ballot.

In order for your ballot to be counted it must be returned to any Elections Office or an official ballot dropsite in the State of Oregon, **no later than 8:00 PM Election Day, November 5, 2013.**

Postmarks DO NOT count!

Ballots must be returned enclosed in the official ballot return envelope and **signed by the voter** in order to be counted. Even people with Power of Attorney do not have authority to sign another person's ballot.

If you have other questions about voter registration, your ballot, or voting in Benton County you are encouraged to call 541-766-6756 or e-mail us at bcelections@co.benton.or.us.

CITY OF CORVALLIS MEASURE 02-87

BALLOT TITLE

CAPTION: Proposed 49th Street Annexation

QUESTION: Shall the 49th Street Annexation site be annexed?

SUMMARY: Approval of this measure would annex approximately 10.74 acres into the City of Corvallis, including 10.49 acres of private property associated with Tax Lots 600, 700, and 801 of Benton County Assessor's Map 12-5-09 CB, and 0.25 acre of public right-of-way. The site to be annexed is located north of SW Nash Avenue, between SW 49th and 53rd Streets. Approximately 10.49 acres would be zoned RS-6 (Low Density Residential), if the annexation is approved.

EXPLANATORY STATEMENT

The 10.74-acre area proposed for annexation is located between SW 49th Street and SW 53rd Street, north of SW Nash Avenue. The area includes 0.25 acre of adjacent right-of-way and 10.49 acres of private land which currently has residences on it. The Comprehensive Plan Map designation for the property is Residential - Low Density. If annexed, the property would be zoned RS-6 (Low Density Residential). The proposed zone is consistent with the Comprehensive Plan Map designation.

Annexation requests are required to include a drawing to illustrate how the site could be developed. The applicant's drawing depicts the development of a public street network and four residential blocks that could contain residential uses permitted in the RS-6 zone. Any development on the property would have to comply with Land Development Code

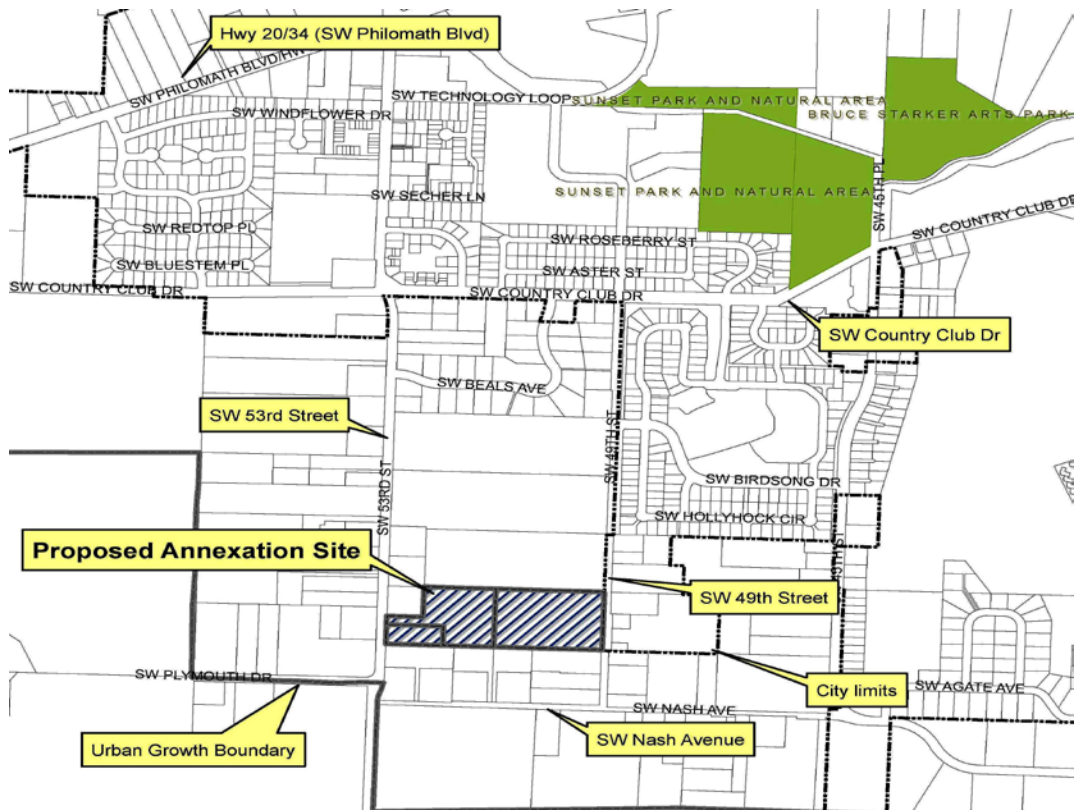
requirements regarding uses, setbacks, vehicle parking, open space, Natural Features protections, and other applicable development standards.

This project was analyzed for compatibility impacts and public service impacts, including potential traffic and utility impacts. Analysis found consistency with the City's compatibility criteria and the City's adopted Master Plans for items such as transportation, parks, trails, sewer, water, and storm drainage.

This land was identified for eventual annexation and development in 1980 when the urban growth boundary was adopted. This was reaffirmed with the acknowledgment of the City's 1998 Comprehensive Plan update. Water, sewer, and storm drainage services are available near the site, and are adequately sized to serve potential development on the site. Some additional public facility and service improvements would need to be constructed with future development of this site to satisfy Land Development Code Chapter 4.0 criteria. City ordinances specify that developers will be responsible for on-site and off-site costs associated with street and utility improvements needed for land development projects.

The City Council found the annexation request to be consistent with the policies of the Comprehensive Plan, Corvallis Land Development Code, and other City and State policies and standards. Citizens are encouraged to become informed about the annexation request. Full copies of the project's staff reports and Planning Commission and City Council hearing minutes are available at the Corvallis-Benton County Public Library (645 Monroe Avenue) and the Planning Division office (City Hall- 501 SW Madison Avenue).

(Submitted by City of Corvallis)



CITY OF CORVALLIS MEASURE 02-87

ARGUMENT FOR:

In 1973, I bought my home when I started graduate school in OSU. In 1980 the land was designated to be within the "Year 2000 Urban Growth Boundary," so I decided to keep it. And I bought more land from my neighbor, with the plan to use the property as my retirement fund.

The idea of an Urban Growth Boundary is to channel growth within this area, not force it out into the country. Growth out of the City not only cuts into potential greenbelt lands, but keeps taxes out of City coffers, and, of course, eliminates any City control over development.

This property has been eligible to become part of Corvallis for over 30 years, and it is "non-controversial," in that it is mostly an unimproved horse pasture, with no streams, no wetlands, no groves of native trees, etc.

It also appears that this annexation is coming up when the market favors the smaller, entry-level homes that are in short supply in Corvallis. These are homes that could allow young families to live in Corvallis, instead of commuting from Albany, Lebanon, Philomath, and elsewhere.

So, the time is right: Vote Yes on the 49th Street Annexation!

(This information furnished by Russ Crenshaw)

ARGUMENT FOR:

Corvallis has a proud history of voter-approved annexations, when the need is demonstrated and the project is sound.

The 49th Street Annexation is a prime example of a needed and sound annexation. The land has been within the Urban Growth Boundary for 33 years, is bordered by the City, with nearby services, and will be developed for much-needed low-density family housing.

On April 15, our City Councilors voted unanimously to send this annexation request to voters, based on the application, and the presentation of these facts:

Unavailable land

Buildable land is in the shortest supply since at least 1977 (City report).

Expensive housing

Corvallis is the 2nd most expensive housing market in Oregon (Coldwell Banker study). Homes and lots are priced beyond the means of many Corvallis workers and families.

A majority of commuters

17,706—or 63%—of Corvallis' workers live outside the City (2010 Census), resulting in excessive auto emissions, commuter travel, and loss of revenue for local retailers, service providers, and City services.

Exodus of families

K-12 enrollment declined 11.2% in the last 10 years (509J report), down 170 students in 2012 alone, with a proposed \$4.5 million budget reduction and estimated \$2.1 million loss in state funding for 2012-2013. Administrators cite Corvallis' housing shortage as a major reason for declining enrollment—families increasingly reside elsewhere, while working parents commute to Corvallis.

Student rental impact

A low rental vacancy rate and large student population means more students are competing for single family homes; and homes are demolished and land is developed for high density student housing projects.

The 49th Street Annexation will provide up to 63 dwellings for Corvallis workers and families. The site is close to shopping, schools, employers, transit, and parks. And all are accessible with a nearby dedicated pedestrian and bike path that also connects with OSU, downtown, and Philomath. Vote Yes on the 49th Street Annexation on Nov. 5.

(This information furnished by the Committee for 49th Street Annexation)

NO ARGUMENTS AGAINST THIS MEASURE WERE FILED.

Benton County Elections
120 NW 4th St Rm 13
Corvallis, OR 97330



OFFICIAL BENTON COUNTY VOTERS' PAMPHLET
NOVEMBER 5, 2013 SPECIAL ELECTION

