

BENTON COUNTY VOTERS' PAMPHLET



SPECIAL ELECTION
November 8, 2005

PUBLISHED BY THE
BENTON COUNTY
BOARD OF COMMISSIONERS

Please RECYCLE this pamphlet with your newspapers



BOARD OF COMMISSIONERS

408 SW Monroe Ave., Suite 111
P.O. Box 3020
Corvallis, OR 97339-3020
(541) 766-6800
FAX (541) 766-6893

Dear Fellow Benton County Voter:

On November 8, 2005 a Special Election will be held at which you will have an opportunity to exercise your rights and privileges to enact laws and pass measures.

The Board of Commissioners has created the County Voters' Pamphlet in order to provide information about measures to assure that the voters of Benton County are well informed about the choices they will face when they vote on November 8.

Instructions on voting, the text of measures and arguments for and against proposed measures, and a list of official ballot drop sites are included in the Voters' Pamphlet.

It is our hope that the information provided herein will assist you in making wise and informed choices for our community.

Sincerely,


Annabelle Jaramillo
Commissioner


Jay Dixon
Commissioner


Linda Modrell
Commissioner

VOTE

BENTON COUNTY

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BENTON COUNTY ELECTIONS BALLOT DROPSITES

24-HOUR OUTSIDE BALLOT DROP BOXES IN CORVALLIS:

Wells Fargo Bank in Timberhill Shopping
Center at 2543 Kings Ave OR
Outside the Courthouse at 180 NW 5th St

CITY LIMITS MARKET

5800 NW Highway 99W - North of Corvallis
Mon thru Fri 6 AM to 10 PM
Sat 8 AM to 10 PM, Sun 8 AM to 9 PM

CORVALLIS PUBLIC LIBRARY

645 NW Monroe Ave - Corvallis
Mon thru Thurs 10 AM to 9 PM
Fri & Sat 10 AM to 6 PM
Sun 2 PM to 6 PM

LBCC – BENTON CENTER

757 NW Polk Ave – Corvallis
Mon thru Thurs 7:30 AM to 9:30 PM
Fri 8 AM to 4 PM

OSU – VALLEY LIBRARY

Mon thru Thurs 7:30 AM to 1 AM
Fri 7:30 AM to 10 PM
Sat 10 AM to 10 PM
Sun 10 AM to 1 AM

NORTH ALBANY MIDDLE SCHOOL

1205 NW North Albany Rd - Albany
Mon thru Fri 7 AM to 4 PM*

PHILOMATH PUBLIC LIBRARY

1050 Applegate - Philomath
Mon, Thurs, Fri, & Sat 10 AM to 5 PM
Tues and Wed 10 AM to 8 PM

SENIOR CITIZENS CENTER

2601 NW Tyler Ave - Corvallis
Mon thru Fri 8 AM to 4 PM*

BENTON COUNTY ELECTIONS OFFICE

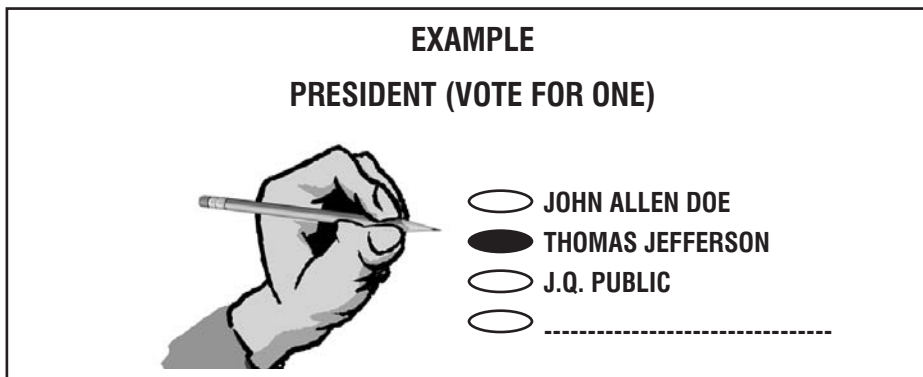
Basement, County Courthouse
120 NW 4th St - Corvallis
Mon thru Fri 8 AM to 5 PM*

**Monroe & Alsea dropsites
will be closed for this election.**

*All ballot sites open until 8 PM Election Day

VOTING INSTRUCTIONS

1. **TO VOTE YOU MUST USE A PENCIL TO BLACKEN THE OVAL (●) TO THE LEFT OF THE CANDIDATE OR RESPONSE OF YOUR CHOICE.**
2. **TO WRITE-IN A NAME — BLACKEN THE OVAL (●) TO THE LEFT OF THE DOTTED LINE AND WRITE-IN THE NAME ON THE DOTTED LINE.**



WHO MAY REGISTER TO VOTE?

Anyone who is:

- ◆ A resident of Oregon;
- ◆ A United States citizen; and
- ◆ 18 years of age or older.

You may register to vote before your 18th birthday or before you are sworn in as a US citizen. In order to register under these conditions, you must turn 18 or be sworn in as a US citizen during the 20-day period immediately before the election. Please call your county elections officer for details if you believe you qualify for this registration process.

DO I HAVE TO REGISTER BY PARTY?

No. If you do not want to be affiliated with a political party, you may check the box that states *Not a member of a party*. You may not designate or change a party affiliation after the 21st day before the primary election.

I WILL BE OUT OF TOWN WHEN BALLOTS ARE MAILED. HOW DO I GET A BALLOT?

Absentee ballots are available 45 days before the election. You may request an early absentee ballot from your county election official either in person, by mail, or by fax. You will need to include your name, signature, residence, address and, if different, your mailing address.

WHAT IF MY BALLOT DOESN'T COME?

If you have not received your ballot within a week after they are mailed, call your county election office. They will check that your voter registration is current. If it is, they will mail you a replacement ballot.

WHAT IF I HAVE MOVED AND HAVE NOT UPDATED MY REGISTRATION?

If you are registered to vote by the 21st day before the election but now have a different address and:

- ◆ You have moved within the same county, contact the county election office. They will instruct you on the process to follow to qualify for a replacement ballot.
- OR
- ◆ You have moved to a different county, go to the election office in your new county.

WHAT IS A PRIMARY ELECTION?

- ◆ Major political parties (Democratic & Republican) nominate their candidates at a primary election, which is held on the third Tuesday in May of each even-numbered year. Only a voter who is registered as a member of either political party may vote for that party's candidates at the primary election unless the party opens its primary to voters registered as *Not a member of a party*. If this is the case, voters who are *Not a member of a party* must request major party ballots from their county election office.
- ◆ All nonpartisan offices (i.e. judges and district attorneys) are also on the primary election ballot. Any registered voter may vote for those candidates, regardless of the voter's political party affiliation.

CITY OF CORVALLIS

Measure No. 02-49

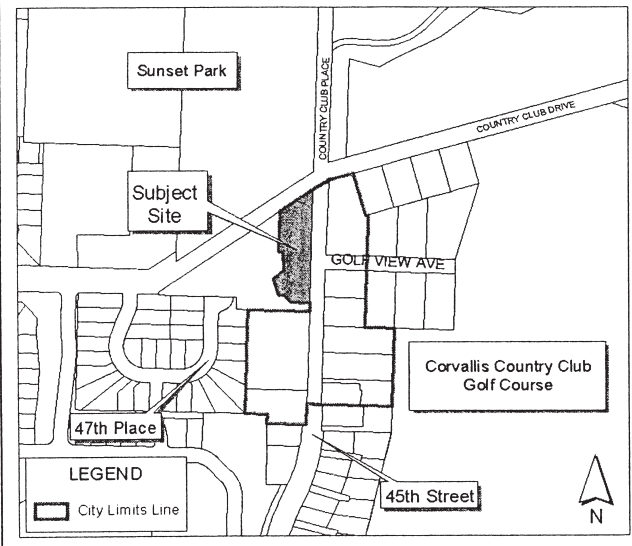
BALLOT TITLE

PROPOSED ANNEXATION OF THE BOEDER PROPERTY

QUESTION: Shall the 1.3-acre Boeder property, located on the west side of Southwest 45th Street, be annexed?

SUMMARY: Approval of this measure would annex approximately 1.3 acres to the City of Corvallis, including 0.49 acres of public right-of-way. The property to be annexed is located on the west side of Southwest 45th Street, between the intersections with Southwest Country Club Drive and Birdsong Drive. The 0.81-acre property will be zoned RS-6 (Low Density Residential), if the annexation is approved.

Boeder Annexation



EXPLANATORY STATEMENT

The 1.3-acre area proposed for annexation is generally located on the west side of Southwest 45th Street, between the intersections with Southwest Country Club Drive and Birdsong Drive. The area includes 0.49 acres of public right-of-way, and 0.81 acres of land designated for residential development. The property is nearly surrounded by properties within the Corvallis City Limits. The Comprehensive Plan Map designation for the site is Low Density Residential, which permits development at 2-6 units per acre. If annexed, the property would be zoned RS-6 (Low Density Residential).

Annexation requests are required to include a drawing to illustrate how the site could be developed. The applicant's drawing depicts the retention of the existing single family dwelling on the property and the creation of four additional parcels which could be developed with single family homes. Based on standards in the Land Development Code, from one to ten dwellings could be developed on the property under RS-6 zoning. A Minor Land Partition or Subdivision would have to be approved prior to additional development on the property. Any such development would have to be consistent with Land Development Code requirements regarding housing types, setbacks, and other review criteria.

With the exception of a few deciduous and conifer trees, the site is devoid of significant natural features. This project was analyzed for compatibility impacts and public services impacts, including potential traffic and utility impacts. The analysis concluded 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.

The eventual need to annex and develop this land was originally identified in 1980 when the Corvallis Urban Growth Boundary was established. This need was reaffirmed in 1998, with acknowledgment of the City's 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 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), from the City's website at www.corvallis.ci.or.us, and at the Community Development Department at City Hall (501 Madison Avenue, 766-6908), e-mail: planning@ci.corvallis.or.us.

*(Submitted by the City of Corvallis
www.corvallis.ci.or.us)*

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

CITY OF CORVALLIS

Measure No. 02-53

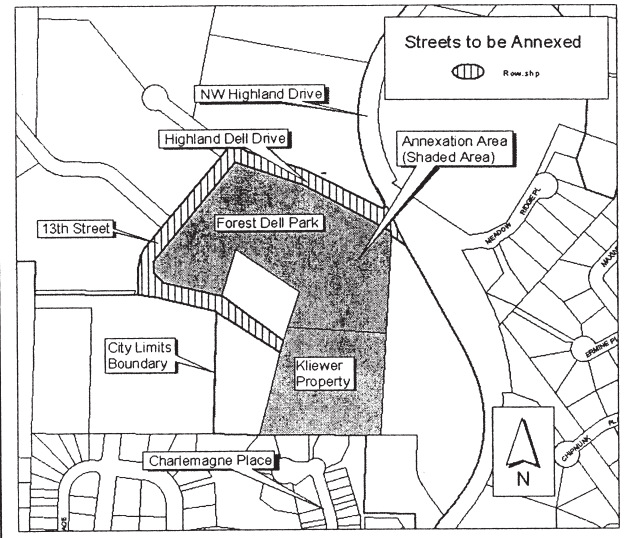
BALLOT TITLE

PROPOSED ANNEXATION OF THE KIEWER - FOREST DELL PARK PROPERTY

QUESTION: Shall the 11.46-acre Kiewer - Forest Dell Park properties, located south of Highland Dell Drive, be annexed?

SUMMARY: Approval of this measure would annex approximately 11.46 acres into the City of Corvallis, including approximately 1.9 acres of adjacent rights-of-way. The property to be annexed is located west of Northwest Highland Drive, south of Highland Dell Drive, and north of Charlemagne Place. The approximately 6.5-acre Forest Dell Park property will be zoned RS-6 (Low Density Residential) and remain protected open space via a perpetual conservation easement. The remaining approximate 3.1-acre site will be zoned PD (RS-6) (Low Density Residential with a Planned Development Overlay), if the annexation is approved.

Kiewer - Forest Dell Park Annexation



EXPLANATORY STATEMENT

The 11.46-acre area proposed for annexation is located west of Northwest Highland Drive and south of Highland Dell Drive. The area includes approximately 1.9 acres of adjacent rights-of-way, approximately 6.5-acres of City parkland (Forest Dell Park), and approximately 3.1 acres of undeveloped land that contains a tree farm. The Comprehensive Plan Map designation for the properties is Low Density Residential, which permits development at 2-6 units per acre. If annexed, the tree farm property would be zoned PD(RS-6) (Low Density Residential with a Planned Development Overlay). If annexed, Forest Dell Park would be zoned RS-6. A conservation easement restricts and limits the use of the Park property.

Annexation requests are required to include a drawing to illustrate how the site could be developed. The applicant's drawing depicts the development of 17 single family dwelling units on the tree farm property. Based on standards in the Land Development Code, from two to nineteen dwellings could be developed on the tree farm property under RS-6 zoning. Minor Land Partition, Subdivision, and/or Planned Development approval would be required prior to development of more than one dwelling unit on the property. Any development on the property would have to be consistent with Land Development Code requirements regarding housing types, setbacks, and other review criteria, unless modified through the Planned Development process.

Forest Dell Park contains a mixed forest area, while the tree farm property contains closely planted Douglas Fir trees. 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.

The eventual need to annex and develop this land was originally identified in 1980 when the Corvallis Urban Growth Boundary was established. This need was reaffirmed in 1998, with acknowledgment of the City's 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 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), from the City's website at www.corvallis.ci.or.us, and at the Community Development Department at City Hall (501 Madison Avenue, 766-6908), e-mail: planning@ci.corvallis.or.us.

(Submitted by the City of Corvallis)

CITY OF CORVALLIS

Measure No. 02-53

ARGUMENT FOR

The Greenbelt Land Trust has a policy of not taking positions for or against annexation requests. This statement is included to clarify the role of the Greenbelt as the holder of the Conservation Easement on the approximately six acre site known as Forest Dell Park.

A conservation easement is a legal agreement between a landowner and an eligible organization that restricts future activities on the land to protect its conservation values. The Greenbelt currently holds eight easements on 310 acres of land in Benton County.

The Kliever family donated this land to the City of Corvallis in December 1997. A condition of the donation was that the Greenbelt would hold a perpetual conservation easement on the site. The easement was recorded on December 19, 1997. The easement prohibits subdivision of the property and also states that building structures shall be limited to benches, picnic tables and signage needed for education. Development of trails and a bike path for public use is permitted.

The purpose of the conservation easement on this property is to preserve and protect in perpetuity the natural character and open space values of the forest and to prevent use of the property for any purpose that would impair, degrade or interfere with the preservation of those natural features and values. Specific values to be preserved include the natural forest environment, forest canopy, wildlife habitat and corridors and use of the site for public outdoor recreation, education and relaxation.

The Greenbelt monitors all of our conservation easements to determine compliance with the terms of the easement. Our most recent monitoring visit at Forest Dell Park on August 12, 2005 showed that use of the site was in compliance with all of the terms of the easement. We will continue to monitor Forest Dell Park for compliance with the easement.

(This information furnished by Greenbelt Land Trust, Inc.)

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

ARGUMENT FOR

This annexation is the second phase of David and Jean Kliever's long-term goal of providing open space and affordable homes for the people of Corvallis. Benton Habitat for Humanity is honored to receive their land donation and be entrusted with carrying forward their dream.

Benton Habitat is a private, non-profit organization primarily dependant upon private donations. Habitat and the Kleiwers carefully studied the possibility of developing the 3.13 acres donation. Volunteers with development expertise considered the viability of developing the property and came up with a workable plan that is unique and exciting!

Like many Corvallis neighborhoods, Hilltop Village will be a low-density, mixed-income development with approximately 18 lots of varying size and shape. Benton Habitat plans to sell about one-third of the lots to finance development costs. The resulting combination of market and Habitat homes will bring variety and vitality to the village. Architectural criteria will create complementary aesthetics throughout the neighborhood.

Through home-building partnerships, Benton Habitat for Humanity lays the foundation for a stronger community. Habitat works with families who are dedicated to building a better life for themselves and others. Our homes are efficient and designed to meet the needs of specific partner-families. Local families with a housing need, earning 50% or less the median Benton County income can apply for a Habitat home. For example, a family of four may earn up to \$33,700 annually. Families must complete 500 construction hours of "sweat equity", pay their own property taxes and insurance, and repay construction expenses over a 20 year term.

The Kliever's generosity and foresight in pairing affordable housing with natural open space has created an opportunity that will enhance the livability of Corvallis for years to come.

VOTE YES ON MEASURE 02-53!

Yvonne Alaman	Kirk Bailey
Richard Cronk	Thomas Elliott
Ray Fisher	George Keller
Dave Kovac	Carol Kronstad
Nancy Lyford	Mona Matlock
Scott McAtee	Carolyn Miller
Cynthia Mitchell	

(This information furnished by Benton Habitat for Humanity)

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

CITY OF CORVALLIS

Measure No. 02-53

ARGUMENT FOR

The Kliewer-Forest Dell Park Annexation is a community gift we can all support: much needed affordable housing and valued open space near to services, utilities, schools, and shopping.

In 1997 Dave and Jean Kliewer donated the 6.5 acres of open space now known as Forest Dell Park to the City of Corvallis. Greenbelt Land Trust holds a conservation easement on the Park "to preserve and protect in perpetuity the natural character and open space values of the property..." Greenbelt works with Corvallis Parks and Recreation to keep the park as open space, plan trails, and preserve natural features. This annexation allows the park to become a part of our city without changing its natural character and beauty.

Adjoining the park are 3+ acres the Kliewers are donating to Benton Habitat for Humanity. Benton Habitat plans on developing "Hilltop Village," a diverse, low-density neighborhood with a mix of market and Habitat homes. Approximately one-third of the lots will be sold to help finance development costs. Benton Habitat and their partner-families will build homes on the remaining lots. All village homes will be designed according to architectural standards for compatibility within Hilltop Village and with surrounding neighborhoods.

The Kliewers' land donations are based on their belief that:

- Land should be efficiently used by sharing open spaces among neighborhoods;
- Citizens who work in Corvallis should have the opportunity to live in Corvallis.

We all know of the need for **affordable housing** and **valuable open space**. Now, thanks to the Kliewer's generosity and strong community values, **we have an opportunity to help: VOTE YES ON MEASURE 02-53!**

Molly Bloomfield	Robert Burton
Shirley M. Byrne	John V. Byrne
Bud and Dot Fredericks	Cyrel Gable
Sara Gelser	Warren Hovland
Jim Howland	Annabelle Jaramillo
David Kliewer	Jean Kliewer
Craig B. Leman	Nancy F. Leman
Alice H. Rampton	Mark Rampton, M.D.
Frank Shaw	Joan M. Shaw
Cliff Trow	Jo Anne Trow
Tony Van Vliet	

(This information furnished by People+Parks-Yes!)

ARGUMENT FOR

Fact: Few, if any, homes can be purchased at prices that are affordable to hundreds of hard-working, loan-qualified Corvallis residents.

Fact: In Corvallis, land available for affordable housing is severely limited because vacant lands are either too expensive, too difficult to develop, not for sale, or in large tracts not available to a small developer.

Fact: Many people working in Corvallis buy homes in other communities because so few homes are available in their price range.

Fact: A lack of affordable homes in Corvallis causes excessive auto and commuter travel.

Fact: Real estate prices have soared beyond the wages of the core Corvallis work force.

Fact: Many well educated, highly trained Corvallis workers in education, security and safety, health care, retail, agriculture, transportation, technology, etc. don't earn enough to enter the Corvallis housing market.

Fact: Homes affordable to the Corvallis work force are vital for a healthy economy and vibrant community.

Fact: Outright land donations such as the Kliewers to Benton Habitat for Humanity are increasingly necessary for affordable housing to be developed in Corvallis.

Fact: The 3 acre development plan by Benton Habitat for Humanity makes about one dozen homes available to hard working Corvallis families generally earning \$20,000-\$40,000 annually (depending on family size).

Fact: You can do something to help! VOTE YES ON MEASURE 02-53!

Kent Daniels	Gary Feuerstein
Betty Griffiths	Peter Idema
David Livingston	Linda Modrell
Jim Moorefield	Elizabeth Oettinger
Bruce Osen	Mario Pastega
Barbara Ross	Walt Schmidt
Charles Tomlinson	

(This information furnished by People+Parks-Yes!)

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

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BENTON COUNTY

Measure No. 02-53

ARGUMENT IN FAVOR

The Kliewer-Forest Dell Park Annexation brings open space and affordable housing into the City of Corvallis

During their 40-plus years of ownership, the Kliewer family lived on, enjoyed, and shared their land with neighbors. Their land's usefulness to the entire community inspired the family to donate 3.13 acres for affordable homes and 6.47 acres for a natural, open space park.

A conservation easement strictly limits activities on the park property to those of an open space park.

- The Kliewers protected their park land donation with a conservation easement "to preserve and protect the site as a public open space park in a natural wooded setting for hiking, relaxation, and meditation and to preserve significant habitat and sensitive species on the Property..."
- Greenbelt Land Trust holds the conservation easement on Forest Dell Park to "...preserve and protect in perpetuity the natural character and open space values of the property of the forest and to prevent use of the Property for any purpose that would impair, degrade or interfere with the preservation of those features and values."

Forest Dell Park is enhanced by annexation.

It simplifies management, budgeting, and planning for preservation and potential trail connections from the Timberhill area to Jackson-Frazier Wetlands.

Forest Dell Park is easily accessible for many surrounding neighborhoods and people from all over Corvallis.

This unique open space park is ideally suited for nature-based recreation and education by providing opportunities for walking, hiking, bird watching, studying plant and wildlife species, and learning about the natural history of the area.

MEASURE 02-53-YES!

Patricia Benner
 Marguerite Campbell
 Jerry Davis
 Bob Frenkel
 Rob Pabst
 Elsie Ross
 John Stewart

PEOPLE+PARKS-YES!

Mary Buckman
 Patricia Daniels
 Rana Foster
 Carolyn Miller
 Charles Ross
 Cary Stephens
 Denis White

(Information furnished by People+Parks-Yes!)



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

CITY OF PHILOMATH

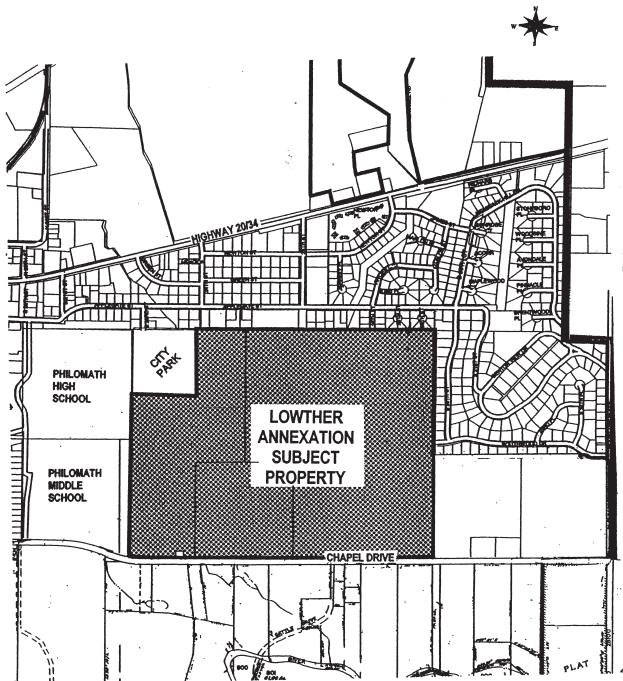
Measure No. 02-50

BALLOT TITLE

A MEASURE PROPOSING ANNEXATION OF LOWTHER FAMILY PROPERTY

QUESTION: Shall the Lowther property, 160 acres generally located north of Chapel Drive between S 23rd and 30th Streets, be annexed?

SUMMARY: Approval of this measure would annex approximately 160 acres of land zoned Low Density Residential to the City of Philomath. The property to be annexed is generally located north of Chapel Drive between S 23rd and 30th Streets. The parcel lies entirely within Benton County. The developer's conceptual plan includes construction of a maximum of 660 single family homes. The subject property contains approximately 5 acres of commercially zoned property which is intended to provide services to residents of the proposed development. The conceptual plan associated with this annexation request may change. Any development proposal on this property shall require review and approval by the Planning Commission at a public hearing. Any future owner of this property who may propose a different development plan must pass through the same plan review process and public hearing. The City is not speaking in favor or against this conceptual plan.



EXPLANATORY STATEMENT

The Lowther Family Annexation consists of approximately 160 acres generally located north of Chapel Drive between South 23rd and 30th Streets. The property is zoned Urban Residential by Benton County. Upon annexation to the City, it would be zoned Single Family Residential, with 5 acres of commercially zoned property which is intended to provide services to residents of the proposed development.

The applicant has submitted a general development plan accommodating approximately 660 single-family dwellings. Theoretically, the subject property could accommodate approximately 770 single-family lots. However, the 660 homes presented by the applicant is being utilized based on the City's requirements for 26 acres for a community park and the 5 commercial acres. The subject property is constrained with significant natural areas of wetlands and riparian corridors that are protected under the City's Development Code, as well as state and federal regulations.

City streets and water are not located on the subject property and will need to be extended into and throughout the property. City sanitary sewer runs through the subject property and is adequate to handle the loads from the subject property. However, the City's master plan calls for increasing its size to accommodate future development. City water facilities, including treatment and storage, and City wastewater facilities, including collection, pumping and treatment, will need to be upgraded to accommodate the increased demand anticipated to be needed from the added population at build-out. Local streets have adequate capacity to effectively serve the subject property. However, area collectors and arterials will require upgrades, generally in the form of new turn lanes, to efficiently provide for the increased vehicular trips anticipated to be generated by this development.

Upon annexation, any development proposal on this property shall require review and approval by the Planning Commission at a public hearing. Any future owner of this property who may propose a different development plan must pass through the same plan review process and public hearing. The City is not speaking in favor or against this conceptual plan.

(Submitted by Ruth A. Post, City Recorder)

CITY OF PHILOMATH

Measure No. 02-50

ARGUMENT FOR

September 12, 2005

To Whom It May Concern:

Re: **Benton County Voters Pamphlet**
Argument in favor of the Lowther Annexation

I would like to encourage the voters of Philomath to approve the Lowther annexation. This property has been identified as a logical residential area since the first zoning of Benton County.

Both the applicant's engineers and the city's engineers have testified, and are confident that there are more than adequate utilities to provide great service to the existing citizens of Philomath and the future neighbors this annexation will bring.

The system development fees this project will produce will greatly enhance the city's ability to provide service to all residents for years to come. The increase in the city's tax base will allow Philomath to take the next step in providing all the quality services that its citizens need and deserve; the library will benefit, the police and fire will benefit, all agencies will be enhanced.

By increasing the city's population, local businesses will benefit and most likely prosper. This annexation is exactly the kind of well-located, well-planned, well-serviced growth our area needs. Please support this proposal; it will add to the livability of our area.

Respectfully,

Bill MacHugh
 504 NW Third St
 Corvallis, OR 97330

(This information furnished by Bill MacHugh)

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

ARGUMENT FOR

A GOOD EXAMPLE OF SMART AND RESPONSIBLE
 DEVELOPMENT

We believe that the annexation before you presents an exceptional opportunity for the citizens of Philomath, as it will create opportunity for:

1. Improvement of the City's water and sewer infrastructure up-front with no additional costs to tax payers;
2. Neighborhood trails with additional passive, and active park lands with no additional costs to tax payers;
3. Affordable housing for current residents and future generations;
4. Preservation of wetland and other water quality improvements;

The proposed annexation before you will only bring the land into the City limits to be available for future development. The annexation will not permit any development of the property outright. Any future proposal for development of the property will undergo additional review by staff, public and hearing bodies. By placing the annexation before the voters, the City Council has determined that the land can be adequately served with no significant impact to the City infrastructure.

Furthermore, we have already agreed, in the event future development is approved to construct badly needed water and sewer infrastructure up-front before any homes are built or sold. This infrastructure will benefit all City residents and will be built much more quickly and cheaply than under the City's current master plans. Annexation and development of this property will break the logjam blocking badly needed infrastructure improvements in the City.

If the citizens of Philomath approve this annexation we are committed to continue to work with the community, City planners and the City Public Works Department to develop concepts for the proposed development and the City in general that best meet the needs of all City residents, old and new.

VOTE YES FOR THE LOWTHER FAMILY ANNEXATION

*(This information furnished by Butch Busse,
 H & R Homes and Developments,
 PO 2375,
 Clackamas OR 97015)*

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

CITY OF PHILOMATH

Measure No. 02-50

ARGUMENT FOR

Opponents of the Lowther Annexation claim that there is not enough water available in the Marys River to supply this development. This is not true. I have studied the Marys basin as a consultant for the City of Philomath. While water supplies in the river are low in August and September, the City already possesses enough senior water rights to serve the Lowther development and even some future developments as well. The City of Philomath has worked hard to plan and build the water supply facilities that can take care of Philomath's future needs. The population that would be added by this annexation over the next ten years is well within that included in the water supply plan the city has in place. Also, the Lowther Annexation will bring in development fees that will be used to build more storage that is needed by the city.

At no time in history has the city's water supply been interrupted by drought. If sometime in the future a drought occurred that was more severe than any have been in the past, emergency measures would be put into place by the city and state to give priority to people for the limited water. In the event of this extreme drought the emergency measures taken by the city would be the same whether this annexation was approved or not as the extra water needed for the Lowther Annexation is relatively small in terms of the water in the Marys Basin (even during the summer.) Under those unlikely circumstances it might be a good idea to have a few more fellow citizens to help pay the extra costs.

Don't let terrible scenarios of a city dying of thirst or calls to study the Marys River basin because it is a great unknown scare you. Water supply will not be an issue for the Lowther Annexation.

(This information furnished by Walt Trimmer, Corvallis, OR)

ARGUMENT AGAINST

Keeping Our Options Open

In the Philomath Water Master Plan hearings last spring, I learned that global warming is not considered, because its effects are uncertain. I feel this is a reason for more precautions, instead of none. We know something major is happening to the world's climate, which just destroyed the Gulf Coast. We know permafrost is melting, releasing methane. We know glaciers and the polar ice caps are melting, and ocean currents are changing. Oregon might have severe droughts, often. We don't know.

Is this a good time to take 40% more water from a river already too low in summer?

Nationwide, we are in the last stages of a Real Estate bubble, with a swollen mortgage market ready to collapse. HP is laying off more people. Building supplies will be rushed to the Gulf Coast, and become costly and hard to find.

A good time to approve a huge new development?

The country is in debt to its eyeballs. All fuel costs are about to become outrageous, from petroleum depletion of several per cent, year after year. We just lost 20% of our national energy supply overnight, and some of it we will never get back, because the depleting wells do not justify the expense of rebuilding, and because of more hurricanes.

Is this a good time to take on a project which requires us to double our utility infrastructure?

Our food, on average, travels 1500 miles, a lot of it in refrigerated trucks and planes - not for much longer. First, fuel will be expensive, then hard to find. Eat locally, or eat less.

So we pave over good level farmland right next to our city?

Lose-lose? Economic crash, half-built houses and sewers, ruined farmland, nobody happy. Not certain, but quite possible.

Let's see what we'll need in five years, before we vote it away. We still have annexed land unbuilt.

Susan Kline

(This information furnished by Susan Kline)

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CITY OF PHILOMATH

Measure No. 02-50

ARGUMENT AGAINST

FACTS ABOUT THE LOWTHER ANNEXATION

GROWTH: Annexation will result in 660 more houses and almost 2000 more people in Philomath.

WATER: The Marys River will not provide enough water during droughts. Philomath now cannot legally draw enough water from the Marys River to supply all present and approved users. The ODFW has denied approval for transferring additional rights to the City. The City's water rights consultant is now on the developer's payroll. Money for the developer's proposed new Philomath water tank/reservoir will come from Systems Development Charges levied by the City and will result in less money being paid to Philomath.

SEWAGE: Increased treated sewage returned to the Mary's River will affect both the quality of the river and of water available to downstream users. Increased water removed from the river will affect use of Mary's River Park.

TRAFFIC: Almost 800 daily vehicle roundtrips from the development will make residential streets and Philomath Boulevard much busier. Philomath will have to pay for improvements (traffic lights, turn lanes, street widening) outside of the development.

SCHOOLS: The Elementary school has room, but the Middle and High Schools are full.

JOBS: Annexation will provide few jobs for Philomath residents. No business is proposed other than a new supermarket on Chapel Drive and possibly some associated small businesses.

PUBLIC SAFETY: Increased police and fire personnel will be needed. Philomath residents must pay for additional infrastructure and city personnel.

WETLANDS: Newton Creek flows through the proposed annexation, and the wildlife and plants around it will be affected.

DEVELOPMENTS ALREADY APPROVED: Starlite Village II (84 homes) and industrial developments at Thompson Timber, Lakeside Industrial Park, Tree Source, and others. The final effects of these are unknown.

If approved, this annexation will permanently change Philomath, increase your taxes, and destroy your quality of life. The developers will profit. What will you gain? Vote No!

(This information furnished by David Stein and Caroline Ajootian)

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ARGUMENT AGAINST

Philomath presently obtains all its water from the Marys River.

Philomath must provide water for any approved annexation. To do so, Philomath intends to purchase "older" water rights, which would allow the city to take more water than it presently does from the Marys River. No new water rights will be granted during the dry season.

When dry season low flows occur, folks who have legally used water in the past but have water rights that are "younger" than those of Philomath's, will be shut off. The Oregon Water Resources Department's watermaster shut off some users in the 2003 dry season.

Local agriculture may be adversely impacted.

The water consultant for the Lowther development considers the Marys River "governed by state law more than by the laws of nature" (Walter Trimmer, Gazette-Times, "As I see it" 8/16/05). Hurricane Katrina reminds us that the laws of nature sometimes take precedence over the laws of man.

Treating a river as a legal system was tried in the Los Angeles area years ago. The ill-will it generated among Owens Valley farmers who lost their legal access to water will not easily be forgotten. It led to significant legal battles and engineering costs, which were passed to the people, and it increased pollution, loss of wildlife and changes in habitat.

It seems ironic that with recent escalating oil prices, which raise transportation costs for fresh produce, we are considering reducing nearby agricultural land and its water supply, and building houses there instead.

Amy Schoener

(This information furnished by Amy Schoener)

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CITY OF PHILOMATH

Measure No. 02-50

ARGUMENT AGAINST

Annexation of the Lowther property will stress Philomath resources and burden us all through water rationing, increased taxes to support basic services and increased congestion on city streets and in our school. Until these concerns are adequately addressed, I urge you to vote against the annexation and proposed development. The developer argues that by exercising additional water rights, the city can pump enough water from the Marys River to supply the needs of such expansion. **There has been no comprehensive study that supports this claim;** the city's own Water Management Plan has no provision for expected decreased flows due to climate change, increased groundwater use throughout the watershed, or the build-up of the recently annexed old mill site on Philomath Blvd. The developer's proposal to build a new water storage tank will *not* increase water supply. Furthermore, most of the water that is used by city residents goes out through the sewage treatment plant which currently is operating at near capacity; the taxpayers would be burdened with funding any increase in capacity and required analyses of impacts on downstream water quality. The Philomath Fire District is staffed mostly by volunteers, which may not be adequate given a large increase in population. Increased traffic from the development would put a high load on city streets, in particular traffic passing by Philomath Middle School on Chapel Road. Adding 600+ new homes will greatly burden the Philomath schools. Certainly, the additional homes will increase the revenue base of the School District (and the city), but it is likely that taxpayers will be asked to help foot the bill for school or road expansions. **The Lowther development will put too great a demand on the environment and the infrastructure of Philomath.** The developer's claims to the contrary are based on speculation and hope, not on fact. Your vote against this annexation is a vote for environmentally sound planning and development.

(This information furnished by Anne Fairbrother, Philomath resident)

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ARGUMENT AGAINST

WATER IS **THE** ISSUE!

Water is the lifeblood of Philomath! The recent lack of rainfall in the Pacific Northwest should be a wake-up call, since the City has no backup plan for supplying water to residents during a prolonged drought. Should voters approve the Lowther Annexation, Philomath's population could jump by over 40%. Consider the following:

- Philomath's population continues to increase, yet the number of available water sources has been reduced by half since the 1990's. In 2004, the City relied solely on the Mary River (>97%) and the poor-quality 11th Street well (<3%), a well that virtually ran dry during overuse in 1983.
- Because the City must provide water for approved annexations, Philomath's supply will be further impacted when significant build-out occurs on land already annexed, particularly hundreds of acres of undeveloped industrial property.
- Should drought conditions continue, rationing will be necessary. Neither conservation nor triage plans have been developed to address residential, commercial, and industrial needs. Excessive development inevitably will lead to water rationing and increased water rates.
- During the summer/fall months in a dry year, the flow of the Marys River becomes very low, often dropping well below the State's minimum.
- The Marys River is out of compliance in terms of several water-quality issues (fecal coliform bacteria, temperature, dissolved oxygen). These violations of State law reflect reduced flow.
- Water rights, which give a landowner the legal use of a specific water source, are oversubscribed for the Marys River. Thus, if all legitimate users drew on the Marys, it would run dry and aquatic life would die.
- The Marys River has multiple uses, including municipal, agricultural, industrial, recreational, and wildlife habitat. Philomath, in seeking additional water rights for new development, may limit other uses.
- The annexation's water tank (promoted as a "reservoir") has limited capacity and, during a drought, may not be refillable.

As responsible stewards of a healthy Marys River, concerned citizens should vote NO.

May D. Dasch

(This information furnished by May D. Dasch)

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CITY OF PHILOMATH

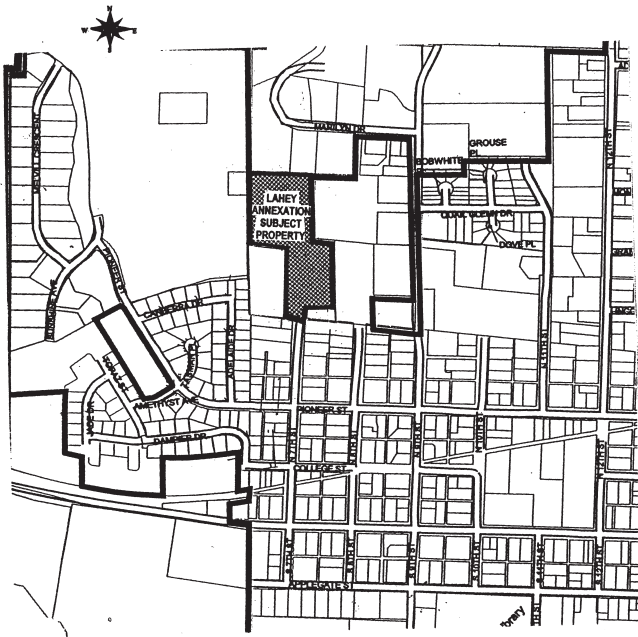
Measure No. 02-51

BALLOT TITLE

A MEASURE PROPOSING ANNEXATION OF THE LAHEY PROPERTY

QUESTION: Shall the Lahey property, 7.5 acres generally located north of the northerly terminus of North 7th Street, be annexed?

SUMMARY: Approval of this measure would annex approximately 7.5 acres of land zoned Low Density Residential to the City of Philomath. The property to be annexed is generally located north of the northerly terminus of North 7th Street. The parcel lies entirely within Benton County. The developer's conceptual plan includes construction of a maximum of 37 single family homes. The conceptual plan associated with this annexation request may change. Any development proposal on this property shall require review and approval by the Planning Commission at a public hearing. Any future owner of this property who may propose a different development plan must pass through the same plan review process and public hearing. The City is not speaking in favor or against this conceptual plan.



EXPLANATORY STATEMENT

The Lahey Annexation consists of approximately 7.5 acres generally located north of the northerly terminus of North 7th Street. The property is zoned Urban Residential by Benton County and would be zoned Single Family Residential upon annexation to the City. The property is adjacent to improved city facilities, which include city streets, water and sanitary sewer. Should the property be annexed, the developer would be responsible for the costs of extending any needed utility services within the property.

The applicant has submitted a general land use plan providing for a maximum of 37 single-family dwellings. This development plan calls for serving the subject property via a new stub street out of Starlight Village from the west, with access primarily from North 7th Street to the south. Upon annexation, any development proposal on this property shall require review and approval by the Planning Commission at a public hearing. Any future owner of this property who may propose a different development plan must pass through the same plan review process and public hearing. The City is not speaking in favor or against this conceptual plan.

(Submitted by Ruth A. Post, City Recorder)

CITY OF PHILOMATH

Measure No. 02-51

ARGUMENT FOR

Arguments in favor of the Lahey Annexation

1. The Lahey application for annexation satisfies all of the criteria required per Section 4.7 of the Philomath Development Code as noted in the Staff Report findings of fact.
2. The annexation of this property will provide for future egress and fire truck access to and from the Starlight Village Phase 2 and 3.
3. Approval will provide for future connectivity to both 7th street and 9th street. City staff have indicated that this is desirable for the following reasons:
 - a. Traffic connectivity
 - b. This will provide for the principal distribution main from the anticipated new 1.75-million gallon storage reservoir. That reservoir and distribution main will serve existing residents in north Philomath east and south of the Lahey property. This distribution main is crucial for both potable water supply as well as fire suppression.
4. As identified in the Staff Report, the City of Philomath Public Works Department indicates existing City utility systems have capacity to provide service to the anticipated home sites in this annexation.
5. As identified in the Staff Report, topography of a portion of the site may reduce the number of home sites possible. Consequently, though approximately 37 lots would be allowed according to maximum density, it is more likely only 25 lots (Approximately) will be possible. Thus, effects of population, traffic, water consumption, etc., are likely to be only 2/3 of the effects associated with maximum density.
6. The 2004 City of Philomath Water System Master Plan, recently approved by the City Council, prepared by the City's Consulting Engineer shows the existing city water systems has the capacity to provide for this annexation.
7. The approval of this annexation which is inside the urban growth boundary would provide for urbanization of this property in a future "small" subdivision. This is the intent of Oregon's Statewide Planning Goals and Guidelines.

Thank you for considering my application for annexation.

Sincerely,

Allen Lahey

(This information furnished by Allen Lahey)

ARGUMENT AGAINST

Do you know enough about either the Lowther or Lahey Annexations to make a decision about whether or not they will be good additions to our town of Philomath? I don't, and I am on the Philomath Planning Commission. I have read the applications and supporting data submitted and I still don't know what will actually be built. That is because a developer is required to submit a "conceptual" plan, a plan of what could be built, might be built and might not be built.

That is not good enough, any development should be fully planned, reviewed and approved before annexation. Once a development is annexed, the city is legally bound to supply city services to whatever is built, and voters don't get to vote on the final plans. Until this is changed, we should reject every annexation. We need blue prints, not blue sky.

Another consideration is city water supply. We have argued this issue back forth in Planning Commission and City Council meetings. The city staff says that we will have enough water when we need it. On complex issues like water rights, city staff relies on advice from outside experts. Our water rights expert is Mr. Walt Trimmer. He is also employed by WRG Designs, the firm planing the Lowther Development. Make your own decision about his advice. My opinion is that if we continue to annex, we will at the very least face water rationing.

Finally there is livability. We have subdivisions that are already annexed, approved and under construction, which we are only beginning to feel the effects of. Do we want more subdivisions right now? Or ever? Remember, as the city gets larger, we get more traffic, more crime, higher taxes and a larger city government which will interfere more in your lives. Vote no on all annexations!

(This information furnished by Timon Young)

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CITY OF PHILOMATH

Measure No. 02-51

ARGUMENT AGAINST

The Lahey annexation should be defeated due to the following reasons:

1. There is no master plan on file with the city for the proposed annexation and subdivision. The citizens of Philomath will have no say in how this steep parcel of land is developed.
2. The City of Philomath Development Code states that annexations shall not attempt to create islands of county land within the city boundaries. The approval of this annexation does isolate a two acre parcel of private county land.
3. The annexation and development of this parcel of land will create a major water runoff drainage dilemma, due to the severe slope of the land. A plan to determine the volume of drainage runoff, the management and the final destination without affecting the surrounding homes is not on file.

We need responsible growth by verifying that the existing infrastructure, water supply and drainage routes can support new annexations.

*(This information furnished by Oregon Diversified Services, Inc.,
Don Lee)*

**Get off your
llama.....and vote!**



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NORTH ALBANY RURAL FIRE PROTECTION DISTRICT

Measure No. 02-52

BALLOT TITLE

MEASURE PROPOSING A FIVE-YEAR OPERATING LOCAL OPTION TAX LEVY

QUESTION: Shall North Albany Rural Fire Protection District impose \$.80 per \$1,000 of assessed value for five years beginning in 2006-2007? This measure may cause property taxes to increase more than three percent.

SUMMARY: Financial resources have been rapidly depleting in the last couple of years due to an increase in the cost of fire protection service. Therefore, it is necessary to request a five-year operating local option tax levy of \$.80 per \$1,000 of assessed value to finance the operations of the District for 2006-2007, and thereafter. This measure will establish a temporary operating tax to help finance the operations of North Albany Rural Fire Protection District. The operating tax rate will be in addition to the permanent rate limit of \$1.4071 per \$1,000 of assessed value. 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 the estimate.

EXPLANATORY STATEMENT

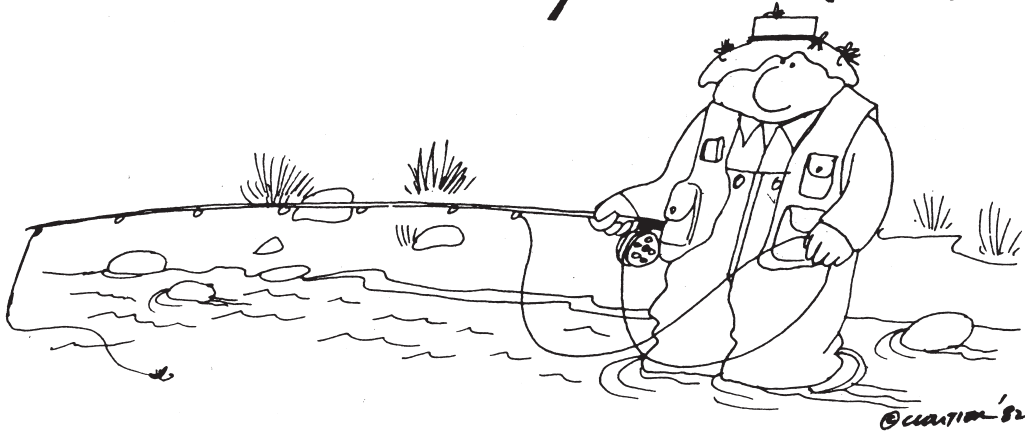
"This measure will establish a temporary operating tax to continue to finance the operations of the North Albany Rural Fire District. If this measure passes, the District will impose a tax of \$.80 per \$1,000 of assessed value within the District for the next five years beginning in 2006-2007. The operating tax will be in addition to the permanent rate limit of \$1.4071 per \$1,000 of assessed value."

Board Members:

Mike McLain
Wes Price
Burke Hales
Weldon McKinney
Lee Swanson

(Submitted by Mike McLain, Treasurer)

Take time to cast your ballot, too!



NO ARGUMENTS FOR OR AGAINST
THIS MEASURE WERE FILED.

TO REQUEST AN ABSENTEE BALLOT

This is not a voter registration form.
You must be a registered voter to request an absentee ballot.
If you are unsure of your voting status, contact the Benton County Elections Office.

- Fill out the form below.
- Be sure the person requesting the absentee ballot signs it.
- Mail, fax, or bring the form to Benton County Elections Office
- You may bring an absentee ballot request for someone else, but he/she must sign it.
- Ballots received after 8:00 PM Election Day cannot be counted.

If mailing your ballot, be sure to allow enough time for it to arrive by the deadline.



BENTON COUNTY ELECTIONS DIVISION
 120 NW 4TH ST RM 13
 CORVALLIS, OR 97330
 Tel: (541)766-6756 Fax: (541)766-6757
 Website: www.co.benton.or.us/elections
 E-mail: bcelections@co.benton.or.us

ABSENTEE BALLOT APPLICATION

Please select the category(ies) that applies(y) to you:

- Military
 Overseas
 Snowbird
 Student
 Other

I am applying for an absentee ballot for:

- This election only _____ (mth/day/yr)
 All future elections until _____ (mth/day/yr)
 I will be away from _____ (mth/day) till _____ (mth/day) yearly
 I will be in Benton County from _____ (mth/day) till _____ (mth/day) yearly
 This will continue to happen until _____ (mth/day/yr)

Name (Last, First, Middle)	Date of Birth
----------------------------	---------------

Absentee Address Line 1

Absentee Address Line 2 (if needed)

City, State, Zip / COUNTRY

Benton County Residential Address

City, State, Zip

Signature: _____ **Date:** _____

PLEASE PRINT

Note: An original signature is required.
Mail or fax completed form. Do not e-mail. Thank you!

**Benton County
VOTERS' PAMPHLET
Special Election
November 8, 2005**

Election Office Open 7:00 A.M. to 8:00 P.M. Election Day

**PUBLISHED BY THE
BENTON COUNTY BOARD OF COMMISSIONERS**



**Election Questions?
Benton County Elections Office
Phone: 766-6756
Phone: (TTY/TDD 766-6080)
website: www.co.benton.or.us/elections
e-mail: bcelections@co.benton.or.us
Fax: 541 766-6757**