

# BENTON COUNTY VOTERS' PAMPHLET

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THIS IS A MAIL BALLOT  
ELECTION



DISTRICT ELECTION  
NOV 7, 1995

## **NOTE**

The County has determined that due to deficiencies in filing,

no name  
was eligible to be printed on the ballot as a  
“Candidate” for the Office of County Sheriff.

In order to vote for a candidate whose name does not appear on the ballot, write the name on the “Write In” line and complete the arrow pointing to that line.

## VOTER REGISTRATION INFORMATION

To be eligible to vote in the November 7, 1995 election, a completed voter registration card must be on file with the Benton County Department of Records and Elections by not later than 5:00 p.m. October 17, 1995.

### YOU MAY REGISTER TO VOTE IF:

1. You are a citizen of the United States.
2. You will be 18 years of age or older on election day.
3. You are a resident of Oregon.

### YOU MUST RE-REGISTER TO VOTE IF:

1. Your residence or mailing address changes.
2. Your name changes.
3. You wish to change party affiliation.

**IMPORTANT NOTE:** IF YOU HAVE MOVED OR YOUR NAME HAS CHANGED AND YOU HAVE NOT YET RE-REGISTERED, YOU MAY STILL BE ELIGIBLE TO DO SO. CONTACT THE BENTON COUNTY ELECTIONS OFFICE, 757-6756 FOR FURTHER INFORMATION.

For information about registration and voting, contact:

Benton County Elections Office  
120 NW 4th St.  
Corvallis, OR 97330

## YOUR REGISTRATION IS IMPORTANT - YOUR VOTE IS IMPORTANT

## VOTING INSTRUCTIONS

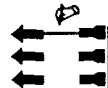
### VOTING BY MAIL

Step 1: Your ballot should arrive in the mail between Oct. 21 and Oct 25. If you have not received a ballot by Oct. 25, call the Elections Office at 757-6756.

Step 2: Vote by connecting the Head and Tail of the Arrow pointing to the Candidate of your choice

Example:

Vote for One  
George Washington  
Susan B. Anthony  
Abraham Lincoln



Step 3: To Vote for Candidate whose name does not appear on the ballot, write name on "Write In" line and complete arrow pointing to that line.

Example:

Write  
In:

*Millard Fillmore*



Step 4: Vote on Measures by completing the arrow pointing to either the

"YES"



or

"NO"



**If you make an error on your ballot, spoil it in any way or lose it, you may obtain a replacement ballot by contacting the Benton County Elections Office at 757-6756.**

Step 5: When you have completed Voting, fold Ballot along the pre-scored folds and place Ballot in Secrecy Envelope.

Step 6: Seal the Secrecy Envelope. Place inside the Return Envelope (buff).

Step 7: Sign back of Return Envelope. Remember:  
Your Ballot will NOT BE COUNTED if the envelope is UNSIGNED.

Step 8: Place appropriate class postage on the Return Envelope and mail it in time to arrive at the Benton County Elections Office by 8:00 p.m. Nov. 7, 1995.

# City of Corvallis

## Measure No. 02-16

Submitted to the Voters by the City Council

### Ballot Title

#### **A MEASURE PROPOSING ANNEXATION OF THE RIVERGREEN ESTATES PROPERTY.**

**QUESTION:** Shall the Rivergreen Estates property, located south of Goodnight Avenue, east of Rivergreen Avenue, and west of the Willamette River be annexed?

**SUMMARY:** Approval of this measure would annex approximately 134 acres of land to the City of Corvallis. The property to be annexed is located south of Goodnight Avenue, east of Rivergreen Avenue, and west of the Willamette River, and lies entirely within Benton County. Upon annexation, the property would be zoned PD(RS-9), Medium Density Residential with a Planned Development overlay. In addition, the property would be zoned WRG, Willamette River Greenway overly, on the easternmost 250 feet, more or less.

## EXPLANATORY STATEMENT

### RIVERGREEN ESTATES ANNEXATION VOTERS PAMPHLET INFORMATION Ballot Measure 02-16

The 134-acre property proposed for annexation is located within the Urban Growth Boundary, south of Goodnight Avenue, east of Rivergreen Avenue, and west of the Willamette River. Development for this area is currently required to be consistent with the City's Comprehensive Plan which identifies the area as Medium Density Residential (6-12 dwelling units per acre) with the Willamette River Greenway (WRG) overlay designation which is a 250-foot wide area along the river's edge. The entire site would have a Planned Development (PD) overlay which requires public review of development proposals. In addition, the Willamette River Greenway overlay requires public review of development proposals within the Greenway, as well as compliance with Comprehensive Plan policies and Land Development Code provisions specifically developed for the Greenway.

The City's Comprehensive Plan permits up to 1547 residential dwelling units for this site. Though the applicant has not submitted a specific development plan, he has conceptually proposed 600 dwelling units, a 5-acre neighborhood park, a 15 acre school reserve site, a 5-acre wetland, and a 35-acre private recreational area overlapping the Greenway district.

The eventual need to annex and develop this land was identified in 1980 when the City's Comprehensive Plan and Urban Growth Boundary were first established. Consistent with City policies, on-site street and utility improvements will be the responsibility of the developer. City ordinance also specifies that the developer will be responsible for the off-site costs associated with street and utility improvements needed for this project.

The most significant impacts of eventual development include increased population (contributing to the need for a new school and neighborhood park in the area) and increased traffic. Street and intersection improvements will be required with future development proposals to increased traffic impacts in the area. The developer has provided the Corvallis School District with a first right of refusal to purchase a 15-acre school site within the project. If the school district utilizes this option in the future, the impacts of locating a new school will be lessened. Funds for school development will be provided from property taxes collected throughout the 509J School District. If the developer makes land available for the neighborhood park, impacts associated with locating a neighborhood park would be minimized. Park improvements would be paid for by fees collected by Systems Development Charges (fees collected from developers).

The City Council has found that the annexation request is 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 staff reports and Planning Commission and City Council hearing minutes are available at the Corvallis-Benton County Public Library (645 NW Monroe Avenue) and at the Community Development Department at City Hall (501 SW Madison Avenue, 757-6908).

Information submitted by the City of Corvallis.

## ARGUMENT IN FAVOR

### Rivergreen Annexation

## ARGUMENT IN FAVOR

Kenneth M Coon, long time Corvallis resident and property owner, request your support in the annexation of his remaining 134 acres.

A yes vote would allow the continuation of a current active development. A successful annexation is needed in order to plan for the future.

RiverGreen lies just south of SE Goodnight Ave. in south Corvallis and is supported by the following factors,

The property lies well with-in the Urban Growth Boundary and is supported by all necessary City and Public utilities.

South 3rd Street was -recently upgraded.

RiverGreen is near the Airport Industrial lands allowing for the future work force to live nearby.

36% of the 134 acres is to be withheld as public open space.

Housing and rental prices have gone up sharply in the last several years. A strong indication that additional lands are needed to add diversity and choice to the housing market.

This annexation takes place under current land use planning. No changes in the Comprehensive Plan are requested.

Several years ago Kenneth Coon had a choice to make concerning the two pieces of property he owned. He decided to keep RiverGreen. The second piece he felt was too valuable to develop. The second piece he called Old Baldy. Today, Old Baldy is one of Corvallis' largest and most unique parks,

Please support Kenneth Coon and a growing Corvallis community. Vote yes on RiverGreen Annexation.

Information furnished by the Committee for RiverGreen Annexation  
Don Coon, Treasure

# City of Corvallis

## Measure No. 02-17

Submitted to the Voters by the City Council

### Ballot Title

#### **A MEASURE AUTHORIZING ANNUAL TAX LEVY FOR CORVALLIS ARTS CENTER.**

**QUESTION:** Shall Corvallis Arts Center operations be funded by a five-year tax levy of \$65,000 annually, outside the constitutional limit?

**SUMMARY:** The Arts Center levy approved in 1991 will expire in June 1996. This authorizes a five-year levy to fund Arts Center programs. The City may contract with private or public agencies to implement programs. The funds would improve, maintain, and administer an arts center and art education and promotional programs. The City would levy \$65,000 each fiscal year, beginning 1996-97, upon all property within the City not exempt from taxation. The total authorized sum is \$325,000, and is in excess of the six percent constitutional limit.

## EXPLANATORY STATEMENT

### MEASURE 02-17 CORVALLIS ARTS CENTER LEVY

The Corvallis Arts Center requests authorization of a five-year tax levy for \$65,000 annually beginning in July 1996. This currently represents less than three cents per thousand dollars of assessed value. The present Arts Center five-year tax levy of \$40,000 annually expires in June 1996.

These funds will be used to support current programs and to access additional classroom space and contract with teachers and personnel to meet the growing demands for arts education in the Corvallis area. Recent budget cutbacks in the school district as a result of Measure 5 have created an increased demand for the Corvallis Arts Center programs. Arts education classes have grown 100% in the past year. A continued need to offer additional classes is anticipated.

More than 46,000 people visit the Arts Center each year. Six hundred students attended classes at the Center this year. Through its Arts-in-Education program, the Center also placed artists in the schools this year to work one-on-one with approximately 6,000 students.

The Arts Center provides public access to the arts through its continuing art exhibition program, community art projects, family events, Brown Bag Concerts, and literary readings, most of which are offered to the public at no charge. The Center collaborates with more than 40 organizations in the community to bring arts to the handicapped, seniors, minorities, and underprivileged. Some of these organizations include City of Corvallis Parks and Recreation, davinci Days, the Corvallis/Benton County Public Library, the Majestic Theater, Fall Festival, Very Special Arts programs, Yes for Kids, Leadership Corvallis, and youth programs in South Corvallis. The Center offers scholarships for those in need, and full selection of classes in dance, painting, clay, printmaking, and more, year-round.

The Corvallis Arts Center was established 30 years ago as a private non-profit education institution. In 1978, voters approved a dedicated, 10-year, tax levy of \$25,000. In 1988, the law no longer allowed a 10-year levy and voters approved a three-year levy for \$40,000. In 1991, voters approved a five-year levy for \$40,000.

The proposed fixed dollar tax levy of \$65,000 represents a projected tax rate of \$0.0278 per thousand, or \$2.78 per year for a house assessed at \$100,000.

A tax levy of \$65,000 represents approximately 25% of the Center's 1996 annual estimated budget of \$265,000.

Over the years, the Arts Center has been successful in leveraging this tax levy to bring new dollars into the City and to provide a wide variety of arts programs and services to our community. The City tax levy is an important and dependable source of the Arts Center budget, and allows the Center to take innovative strides in forming arts partnerships throughout the area.

[Information submitted by the Corvallis City Council.]



## ARGUMENT IN FAVOR

The Corvallis Arts Center Tax Levy Committee endorses the passage of Ballot Measure 02-17. The continuation of this levy forms the basis of support for the Arts Center and is vital for maintaining the Center's role in our community.

The Corvallis Arts Center produces and supports hundreds of events, classes and artists throughout the city.

Imagination Day, Brown Bag Concerts, exhibits of local and national artists and more are made possible by the Center. The Center collaborates with da Vinci Days, the Fall Festival, the Corvallis/Benton County Public Library, and Corvallis Parks and Recreation to bring a variety of programs to our community.

Adults and seniors benefit from gallery talks, volunteer programs and art appreciation classes. The Center also sponsors monthly Corvallis gallery openings, Art Wednesday.

Recent cuts in school-based arts programs have created a gap in educating our children. The Center works with Yes for Kids, Very Special Arts and the 509J school district to ensure that all children have access to the arts. The Center offers additional resources such as *School's Out / Art's In* and art and dance classes. Local artists are also placed in the schools through the Arts-InEducation (AIE) program.

Art also translates to business and a healthy economy. Over 330 individuals receive income from the Center as a result of teaching, art sales, consulting, performing or other creative services each year. The Center draws 46,000 visitors each year many of whom are tourists adding to the economic impact the arts have in our community.

With your support, the Corvallis Arts Center will continue to be a vital part of our city, bringing economic strength and culture for all.

Please join the Corvallis Arts Center Tax Levy Committee in voting yes on Measure 02-17. Support *Arts for All*.

This endorsement is authorized and paid for by the Corvallis Arts  
Center Tax Levy Committee  
Jan Foster, Treasurer  
1730 N.W. Beca Avenue, Corvallis, OR 97330

# City of Corvallis

## Measure No. 02-18

Submitted to the Voters by the City Council

### Ballot Title

#### **A MEASURE AMENDING THE CORVALLIS CITY CHARTER.**

**QUESTION:** Shall the Corvallis Charter be amended to delete unnecessary and obsolete provisions, clarify ambiguous sections, and be made gender neutral?

**SUMMARY:** This measure amends the Corvallis City Charter by deleting unnecessary or obsolete provisions, such as those authorizing past bonds and special levies, and those setting boundaries. The measure would make the Charter gender neutral. Charter sections that are ambiguous or inconsistent with state law would be clarified or made consistent with state law. Charter sections would be renumbered. This measure does not negate the City's obligation to pay bonded debt on the 1977 or 1986 series bond..

## EXPLANATORY STATEMENT

MEASURE 02-18  
CORVALLIS CITY CHARTER AMENDMENT  
VOTERS' PAMPHLET INFORMATION FOR  
NOVEMBER 1995 BALLOT MEASURE

The Corvallis City Charter was adopted in 1949 and subsequently amended at various elections by a vote of the people. The current Charter contains unnecessary, obsolete, and ambiguous provisions; sections that are inconsistent with current State laws; and language that is gender-specific.

In October 1993, a City Council Subcommittee was formed to study the structure, function, and tenure of the City Council. The membership included three Council members and three citizens representing community interests. The Subcommittee held seven meetings, three of which included panel discussions with people representing the following groups: government experts, former/current Mayors/Councilors and Board and Commission members, and two-year term proponents. The Subcommittee made several recommendations to the City Council, including addressing Charter-related issues such as gender, consistency with State laws, and the legal description of the City.

City staff subsequently asked League of Oregon Cities' staff to review the Charter and comment on possible revisions. A Council standing committee and the City Council discussed possible revisions over the course of several meetings in 1994 and 1995. Copies of the Charter with proposed revisions were placed in the Public Library and the City Manager's Office and notice of this availability was published in the Corvallis Gazette-Times on July 10, 12, and 16, 1995. These notices also advised that Council would accept public comment during its evening meeting on July 17th.

On August 7, 1995, the City Council placed "A Measure Amending the Corvallis City Charter" on the November 7, 1995 ballot. The amendments to the Charter include the deletion of unnecessary or obsolete provisions, such as the 1961 City boundaries; bringing City procedures into compliance with State law, such as purchasing regulations and open meetings; usage of gender-neutral language; and specifying the City Manager, City Attorney, and Municipal Judge are Council-appointed positions.

The changes to the City Charter do not alter the way the City is governed nor the "home rule" nature of Corvallis' government. The draft Charter, with the proposed changes annotated, is available for review at the Corvallis/Benton County Public Library, 645 NW Monroe, and at the City Manager's Office, 501 SW Madison.

[Information submitted by the Corvallis City Council.]

# City of Corvallis

## Measure No. 02-19

Submitted to the Voters by the City Council

### Ballot Title

#### **A MEASURE AUTHORIZING ANNUAL TAX LEVY TO ACQUIRE OPEN SPACE.**

**QUESTION:** Shall Corvallis acquire open space by authorizing a five-year tax levy of \$950,000 annually, outside the constitutional limit?

**SUMMARY:** This measure authorizes a five-year levy to fund acquisition and/or protection of open space resource lands, viewsheds, buffers, and corridors for recreational, wildlife and other uses. The City will establish and use a committee to implement the administration of these funds, but final decisions to acquire will be the responsibility of the City Council. The funds would be used for the acquisition/protection of open space, both inside and outside the City limits, and all related costs. Related costs include, but are not limited to, appraisal fees and closing costs on real estate transactions. The City would levy \$950,000 each fiscal year, beginning 1996-97, upon all property within the City not exempt from taxation. The total authorized sum is \$4,750,000. This levy would be subject to the limits of Section 11b, Article XI of the Oregon Constitution (Measure 5) and would be outside of the six percent limitation of Section 11, Article XI of the Oregon Constitution measure .

## EXPLANATORY STATEMENT

### MEASURE 02-19 OPEN SPACE LEVY

THE CITY OF CORVALLIS proposes a five year serial levy, beginning July 1, 1996, of \$950,000 annually to acquire open space for the use and enjoyment of residents and to provide wildlife habitat in and around Corvallis. This currently represents 38 cents per thousand of assessed valuation.

The City Council has adopted the goal of establishing community-supported funding mechanisms to acquire open spaces.

The Council has received a citizen-based open space report which includes input from twentyseven community groups contacted by the Open Space Outreach Group. The Council has received additional input from the community through committee meetings, a public hearing, recommendations from the Greenbelt Land Trust, and recommendations from the Open Space Trust Fund Committee.

The City Council will administer the five year serial levy as follows:

1. An open space advisory commission, with broad community representation, will be established to advise the City Council on acquisition and/or protection opportunities. Commission size, frequency of meetings, representation, and methods of public participation shall be established following the election.
2. The goal in securing resource lands, corridors, buffers, and viewshed opportunities shall be to maintain them for recreational, resource, wildlife, or other community uses. The commission and City Council shall include in property acquisition deliberations the individual property's relationship to other issues and plans facing the community. A non-inclusive listing of these issues and plans includes affordable housing; extension and financing of infrastructure through open space; other land use needs for the property; relationship to other planning efforts; impacts on other public services, neighbors, tax rolls, and the parks and recreation operating budget; and citizens' accessibility to the property. Acquisition criteria, financing alternatives, and other implementation guidelines shall be established by the City Council following recommendation by the commission.
3. Acquisition of property will only be with interested and willing sellers at a good value for the citizens and at a fair price for the landowner.
4. Private donations, grant funds, and other sources will be leveraged to the fullest degree possible to acquire open spaces.
5. Acquisition and/or protection of properties will be based upon community support and the guidelines developed by the advisory commission which build upon the Open Space Outreach Group report (1995), Greenbelt Land Trust research, and Open Space Trust Fund Committee research. The City Council recognizes that current priority properties, or portions of properties, are as follows:

Additions to Chip Ross Park;  
Dimple Hill area;  
Marys River corridor;  
Bald Hill Park additions; and  
Corvallis-Philomath buffers.

The City Council also recognizes that, over the life of the levy and depending upon willing sellers and negotiations, other properties may need to be considered. All property under acquisition consideration shall follow criteria developed by the commission and shall include a public participation component.

[Information submitted by the Corvallis City Council]

## **ARGUMENT IN FAVOR**

**VOTE YES ON 02-19!**

### **SECURE OPEN SPACE: INVEST IN OUR FUTURE**

Protecting open space now is an investment to keep Corvallis attractive and enhance the value of all property in the community. The open space we secure now will serve our children and generations to come. Vote YES on Measure 02-19, Public Funding for open Space, to continue a Corvallis tradition dating back to the 1915 purchase of Pioneer Park.

### **INVEST IN LIVABILITY**

The wooded hills, rolling meadows, trails, and meandering streams that surround Corvallis are part of our community's livability. But much of what is now open space does not belong to us, and may not always be available for us to enjoy.

For the first time since the 1979 bond issue that helped purchase Chip Ross Park, Corvallis voters have the opportunity to secure key open spaces for our community. Vote YES on 02-19! The benefits of open space we acquire now will last forever!

### **TIMELY ACTION**

We need to act now. Neither the availability nor price of key properties will remain at current levels. If we wait, land will cost too much and be put to other uses.

The very features that make Corvallis such a special place to live are drawing others to our town. As the community grows, we need to balance the uses we make of available land. We need to assure both adequate housing and open space.

### **BALANCED GROWTH**

Both our local and state land-use policies emphasize the importance of protecting open areas. As Corvallis grows, land will be developed and critical open spaces will need protection. We must act NOW.

**VOTE YES ON 02-19!**

This information furnished by the Committee to Secure Open Space

## **ARGUMENT IN FAVOR**

### **OPEN SPACE FUNDING (MEASURE 02-19) THE FACTS**

This is a 5-year tax levy to purchase open space in and around Corvallis. It will raise \$950,000/year at a rate of approximately \$.38 per \$1,000 of assessed value. For a \$100,000 home this is \$38 a year, or \$3.17 a month.

#### **WHAT IS PROPOSED?**

The purchase of strategically important patches of natural beauty. The goal is to secure resource lands, corridors, buffers, and views while they are still available. Negotiations will be with willing sellers only, for sales that are fair to both buyers and sellers.

#### **WHO DECIDES IF A PURCHASE IS APPROPRIATE?**

The Corvallis City Council, with advice from a 7-member open space advisory commission. The commission must include specific representation from the Greenbelt Land Trust and housing or finance, environmental resources, and local business interests.

#### **HOW WILL DECISIONS BE MADE?**

The advisory commission and City Council must consider a property's relationship to other community issues. These include but are not limited to affordable housing, infrastructure extension, other land use needs (residential, commercial, industrial), effect on the city parks budget and on tax rolls, relationship to other planning efforts, and citizen accessibility. The commission will develop additional criteria through a public process to elicit other community concerns.

#### **IS THIS COMPATIBLE WITH OUR LAND-USE PLANNING SYSTEM?**

Yes. State Land Use Planning Goal 5 specifically states that strategic open spaces, if preserved and continued in their present uses, would promote orderly urban development. Corvallis Comprehensive Plan Policy 1.6.1 also addresses open space as an important complement to the development of land. Purchases of open space will not halt the growth of Corvallis.

#### **WILL PUBLIC FUNDS REPLACE PRIVATE DONATIONS?**

No. The public funding will be complemented with ongoing private donation programs, aggressive pursuit of grants, and other funding opportunities to get the best possible leverage out of every tax dollar.

**SECURE OPEN SPACE: VOTE YES ON 02-19!**

This Information furnished by the Committee to Secure Open Space

# **BENTON COUNTY**

# **VOTERS' PAMPHLET**

**DISTRICT ELECTION**  
**NOV 7, 1995**

Elections Office Open 7:00 A.M. to 8:00 P.M.

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**PUBLISHED BY THE**

**BENTON COUNTY**  
**BOARD OF COMMISSIONERS**



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**Election Questions?**

Call  
Benton County  
Department of Records & Elections  
(503) 757-6756 or 757-6831  
(TTY/TDD 757-5646)