

**BENTON COUNTY
VOTERS' PAMPHLET**

**SPECIAL ELECTION
MAY 20, 1997**

**ELECTION DAY
ELECTIONS OFFICE OPEN 7:00 A.M. TO 8:00 P.M.**

**Monday-Friday
8:00 am - 12:00 pm
1:00 pm - 5:00 pm**

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



ELECTION QUESTIONS?

CALL

BENTON COUNTY ELECTIONS

757-6756

(TTY/TDD 757-5646)

**BENTON COUNTY
VOTERS' PAMPHLET**

**THIS IS A VOTE BY MAIL
ELECTION**



**SPECIAL ELECTION
MAY 20, 1997**

Please RECYCLE this pamphlet with your newspapers

City of Corvallis

Measure No. 02-33

Submitted to the voters by the City Council.

BALLOT TITLE

CAPTION:

A MEASURE PROPOSING ANNEXATION OF THE HIGHLAND DELL PROPERTY

QUESTION:

Shall the Highland Dell property, 26.17 acres, located west of Highland Drive and northeast of Brandis Park, be annexed?

SUMMARY:

Approval of this measure would annex approximately 26.17 acres of land to the City of Corvallis. The property to be annexed is inclusive of NW Highland Dell Drive, is located west of NW Highland Drive and northeast of Brandis Park, and lies entirely within Benton County. Upon annexation, the property would be zoned a PD(RS-3.5), Low Density Residential with a Planned Development overlay.

HIGHLAND DELL ANNEXATION

Ballot Measure 02-033

EXPLANATORY STATEMENT

The 26.17-acre property proposed for annexation is located within the Corvallis Urban Growth Boundary, adjacent to the City limits, west of Highland Drive, and northeast of Brandis park. Development for this area is required to be consistent with the City's Comprehensive Plan which identifies the area as Low Density Residential (2-6 units per acre). The site would be districted PD (RS-3.5) (Low Density Residential with a Planned Development overlay). The Planned Development (PD) overlay requires public review of future development proposals.

The City's Comprehensive Plan permits a range of 52 - 157 residential units for this site. The applicant proposes to construct a Low Density Residential development with 23 single family detached units and a 3.4-acre drainageway dedication in Phase I, and 32 attached single family units (row houses in small clusters) and 7.19 acres of private open space in Phase II. The applicant is aware that the housing type proposed for Phase II is not allowed in the RS-3.5 District. Therefore, the applicant is proposing to apply for a District Change to PD (RS-6) in the future for Phase II. The applicant has proposed and received approval for a Conceptual Development Plan for Phase I, contingent upon annexation.

The eventual need to annex and develop this land was identified in 1980 when the City's Comprehensive Plan and Urban Growth Boundary were 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 off-site costs associated with street and utility improvements needed for this project. Costs for extra-capacity street and utility systems may be eligible to be funded by System Development Charge revenues. Also, if adjacent properties are annexed, the respective property owners may be required to provide reimbursement for their fair share of these improvements upon development and/or intensification of their properties.

The City Council has found that with regard to placement of the annexation request on the ballot, the proposal is consistent with the policies of the Comprehensive Plan and other City policies and standards.

At this time there is some ambiguity as to how the property will be taxed if annexed, due to the uncertainties regarding Ballot Measure 47 implementation. Therefore, the property owners and occupant/renter on the Highland Dell property signed a certification that states that they consent to a change in the tax code which reflects the tax code for the City of Corvallis, if the property is annexed.

Citizens are encouraged to become informed about the annexation request. Full copies of the project's staff reports and the Planning Commission and the 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). In addition, after the beginning of May an expanded version of this information is available on the City of Corvallis' Home Page on the World Wide Web (WEB) at www.ci.corvallis.or.us.

Information submitted by the City of Corvallis.

ARGUMENT IN FAVOR

BALLOT MEASURE 02-33

HIGHLAND DELL ANNEXATION

ANNEXATION IS SOUND LAND USE PLANNING

The Planning Commission has recommended that the proposed Highland Dell neighborhood become a part of Corvallis. We are the owners of this 26-acre parcel, and we'd like Highland Dell to be a part of the City. We would build 23 single-family homes in Phase I, and 32 attached townhouses in Phase II.

There are two good reasons why we believe this annexation proposal is worthy of your "Yes" vote:

• Highland Dell is sound land use planning

Highland Dell is within the Urban Growth Boundary on the north side of Corvallis, just minutes from downtown. The area is intended for growth. The City has already run water and sewer lines to the edge of the property. If annexation isn't approved, the property will be developed under the county code as five-acre parcels. But most people agree that housing should be built in an orderly and compact fashion, around an urban core . . . not five-acre parcels hop-scotched among higher-density dwellings.

• Highland Dell will reduce existing traffic hazards

The intersection leading to the property from Highland Drive will be improved. To improve sight lines, the intersection will be moved, the road will be widened to 40', and a bank across the street will be sloped. A left-hand turn lane will be added, as will roadway striping, sidewalks, and a bus turn-out. Traffic studies show that people routinely drive this stretch of road too quickly. Our improvements will remind drivers they are still in a metro area and need to exercise caution.

In addition, we pledge to build Highland Dell with respect for the environment. More than 10 of the 26 acres will be greenways, open space, and paths. We plan to deed the three acres surrounding Sequoia Creek to the City and provide pedestrian pathways.

Please support the Planning Commission's recommendation with your "Yes" vote.

Submitted and paid for by:
The Highland Group
Roselyn Phibbs, Treasurer

ARGUMENT IN OPPOSITION

NO ON HIGHLAND DELL ANNEXATION

NO GUARANTEES

The Highland Dell annexation proposal is for 55 units, but zoning allows up to 157 units. What would actually be built? Once the land is annexed, the developers would be able to do as they please within zoning limits.

The Grand Oaks Summit development is a shocking example: In 1984, voters approved a 104-acre research park on West Hills Road. Now, developers plan to build 523 dwelling units on that parcel - enough to house more than 1250 people.

NO NEED

Corvallis Comprehensive Plan policy 13.1.3 requires the city to maintain a 5-year supply of buildable residential land within the city limits. City planners have told the Planning Commission and the City Council that "the city currently has well in excess of a 5-year supply of residential land."

In fact, there is already enough buildable land within the city limits for nearly 8,500 new residential units. Based on the rate of residential building during the high-growth period 1990-95, that's enough for the next 25 years. (Land Development Information Report, 4/96, Tables 2 and 8).

8,500 units would house 20,400 people - more than the city projects Corvallis will grow over the next 20 years.

NOT AFFORDABLE

Corvallis needs more affordable housing, not just more houses. But the developers have stated publicly that Highland Dell would not provide affordable housing.

If affordable housing is such a serious problem in Corvallis, shouldn't provisions for affordable housing be a component of annexation proposals?

IMPACT ON SCHOOLS

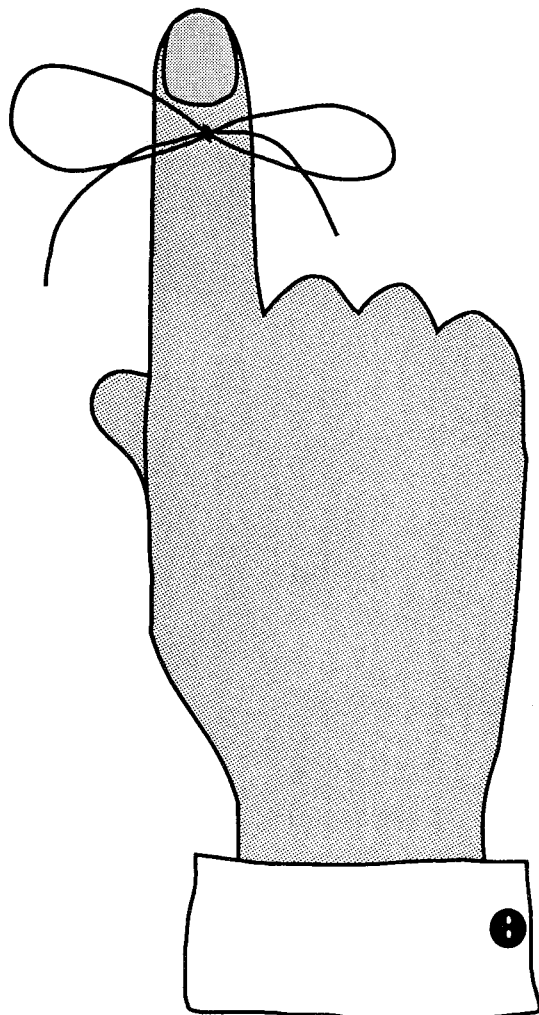
With every new development, our school population increases, putting increased pressure on existing facilities in a time of declining budgets. Oregon law currently prohibits communities from assessing new developments their fair share of increased school costs. Who will pay for new school facilities?

We don't need the Highland Dell annexation!

VOTE NO ON 02-33

Submitted and paid for by:
No on 02-33
Randy Chakerian, Treasurer

Remember to
vote . . .



. . . it matters!

VOTER REGISTRATION INFORMATION

To be eligible to vote in the May 20, 1997 election, a completed voter registration card must be on file with the Benton County Elections office by not later than 5:00 p.m., April 29, 1997, or be postmarked not later than April 29, 1997.

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. FOR FURTHER INFORMATION CONTACT:

Benton County Elections Office
120 NW 4th St.
Corvallis, OR 97330
757-6756

VOTING INSTRUCTIONS

VOTING BY MAIL

Step 1: Your ballot should arrive in the mail between May 3rd and May 6th. If you have not received your ballot by May 8th, call the Elections office at 757-6756.

Step 2: Vote by connecting the HEAD and TAIL of the ARROW pointing to your choice.

Example:



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 3: When you have completed voting, fold ballot along the pre-scored folds and place in the SECRECY ENVELOPE.

Step 4: Seal the SECRECY ENVELOPE. Place inside the RETURN ENVELOPE (white).

Step 5: Sign back of RETURN ENVELOPE.

Remember:

Your Ballot will NOT BE COUNTED if the envelope is UNSIGNED.

Step 6: Place appropriate first class postage on the Return Envelope and mail it in time to arrive at the Benton County Elections Office by 8:00 p.m. May 20, 1997.

-OR-

You may deposit your voted ballot at any designated drop-site.