



# FRIENDS OF NORTH PLAINS

## What will Annexation mean to North Plains?

The vote on Measure 34-106 will determine whether North Plains annexes 144 acres to the north and east of the city.

Oregon requires the city to maintain a 20-year supply of land. This proposed annexation represents 97% of that 20-year supply. Yet city officials and developers admit that they plan to fully build out all of the land in **7 years!**

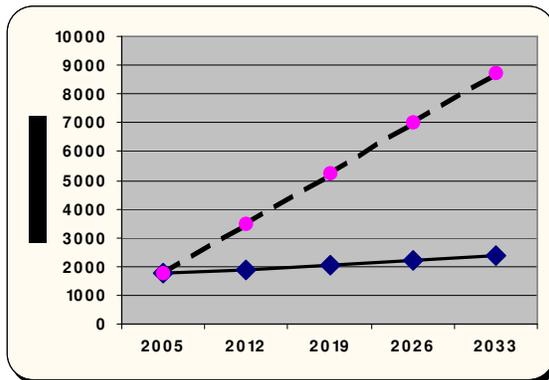


## This is not slow growth – it's FAST growth.

Citizens of North Plains have consistently said they want slow or no growth. This annexation, if approved, would create **three times** the state-approved rate of growth!

**That's 100 new houses every year** – 12 new West Ridge-sized developments in the next 7 years.

## And it sets the stage for even faster growth.



If this land is annexed and built at the developers' stated rate, it will lead to a huge surge in population growth. Then, the next time North Plains goes through a "periodic review" of its land supply, this fast growth rate will be projected 20 years into the future, resulting in **even faster growth**. The graph shows the difference between North Plains' current growth rate and its growth rate if Measure 34-106 passes.

## Amazing benefits? With no cost to voters?

Annexation supporters talk a lot about all the benefits of growth – and claim that there will be no cost. But much has been left out. For example: the development charges only pay to *build* parks, not for the cost of maintaining them. You'll pay those costs. And by law, development fees cannot pay for schools. New police officers will need to serve more residents, spread out over a larger area. And those special property tax rates for new residents? They're **"illegal,"** according to the City Attorney. Does it all sound too good to be true? Well, then... perhaps it is.

## So now YOU get to decide.

North Plains voters gave themselves the right to make the final decision when they voted to require citizen approval of annexations in 1999 – and again in 2002.

**You** get to decide if you want growth at **three times** the state-approved rate.

**You** get to decide if this annexation is the best proposal for North Plains.

## **Before you vote, consider that annexation will result in:**

- Increased traffic congestion and noise
- More air and light pollution
- Loss of our rural, small-town feel
- More-crowded classrooms
- Loss of farmland
- Loss of scenic views

## **Questions and Answers about the Annexation Vote**

### ***Why is this annexation vote happening at this time?***

Because the property owners and their out-of-state developers have applied to have their land annexed to North Plains, and city officials are required by law to act on that application and place it on the ballot.

### ***Why is so much land being annexed all at once?***

The developers decide when to apply to the city to have their land annexed. In this case, the developers have decided to submit one application to annex both the north and east expansion areas at once – a total of 144 acres.

The developers *could* have decided to apply for annexation of a smaller amount of land– but they didn't. Right now, “all or nothing” is the only choice we're being given.

### ***Since city officials approved the annexation request, does it mean it will be good for the city and its residents?***

Not necessarily. By law, if the application is legally correct, city officials **must** approve the request and put it before the voters. The City has no control over how much land is annexed, or how quickly it is annexed. Neither the Planning Commission nor City Council can make changes to the application. They must act on the application as it was submitted.

### ***Why are we voting on the annexation if the city officials have approved it?***

In 1999, North Plains voters approved a change to the city charter that requires that voluntary annexations (such as this one) be approved by the voters before taking effect. The charter change was reaffirmed by the voters in 2002. Thirty cities in Oregon have a similar requirement.

This is an important step because it adds citizen input to what would otherwise be a “rubber stamp” process. The 57-house West Ridge development was approved by the City Council, not the voters.

### ***What will happen if the annexation is rejected by the voters?***

The land will not become a part of the city, and it will not be developed as planned. However, it is reasonable to assume that developers will submit another (hopefully better) application for annexation, and keep doing so until something is attractive enough to earn our approval. They want to develop the land in order to make money.

It is hard to predict what form a future application would take. It may be for less land, or they may put together some other set of incentives. But at this time, all you need to decide is if *this* is the best annexation proposal and whether it makes sense for you and the city.

***Friends of North Plains urges you to VOTE BY MAY 17<sup>th</sup> !***