

CLACKAMAS COUNTY



VOTERS' PAMPHLET

Ballot Style 2

SPECIAL ELECTION MARCH 14, 2006



Measure Text,
Explanatory Statements
and Arguments
are printed as filed.

Visit us on the Internet:
www.co.clackamas.or.us/elections

ELECTIONS DIVISION

825 Portland Avenue
Gladstone, OR 97027

SHERRY HALL,
County Clerk



Please recycle this pamphlet with your newspapers.



CLACKAMAS COUNTY

Office of the County Clerk

SHERRY HALL
CLERK

2051 KAEN ROAD, 2ND FLOOR
OREGON CITY, OR 97045
503.650.8698
FAX 503.650.5687

March, 2006

Dear Clackamas County Voter:

This Voters' Pamphlet contains information designed to assist you in voting. It includes information on three City of West Linn annexation measures. Please remember, in order to vote on these measures, you must be a registered voter as well as a resident of the city.

Your voted ballot must be received in the Elections Office, 825 Portland Avenue, Gladstone, OR 97027 by 8:00 p.m. on election night in order to be counted. The postmark does NOT count! If you prefer, instead of mailing your ballot, you may take it to one of the ballot drop site locations listed on page 12 of this pamphlet. Drop boxes will be available at these locations beginning February 25 and extending until 8:00 p.m. on Tuesday, March 14, 2006.

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If you need assistance voting or have any questions about this particular election or the election process, please call the Elections Division at 503.655.8510.

Sincerely,

A handwritten signature in cursive script that reads "Sherry Hall".

Sherry Hall
Clackamas County Clerk

BOARD OF PROPERTY TAX APPEALS
2051 KAEN ROAD, 2ND FLOOR
OREGON CITY, OR 97045
503.655.8662
FAX 503.650.5687

ELECTIONS DIVISION
825 PORTLAND AVENUE
GLADSTONE, OR 97027
503.655.8510
FAX 503.655.8461

RECORDING DIVISION
2051 KAEN ROAD, 2ND FLOOR
OREGON CITY, OR 97045
503.655.8551
FAX 503.650.5688

RECORDS MANAGEMENT DIVISION
270 BEAVERCREEK ROAD, SUITE 200
OREGON CITY, OR 97045
503.655.8323
FAX 503.655.8195

VOTING IS AS EASY AS 1-2-3

[Instructions for Completing Your Ballot]

1

Examine your Official Ballot

Locate the candidate or measure response (YES or NO) of your choice for each contest. To vote, you must completely darken the oval to the left of the response of your choice with black / blue ink or pencil.

To vote for a write-in candidate, one whose name does not appear on the Official Ballot, completely darken the oval (●) to the left of the dotted line (.....) provided for the office and write the full name of the candidate on the dotted line.

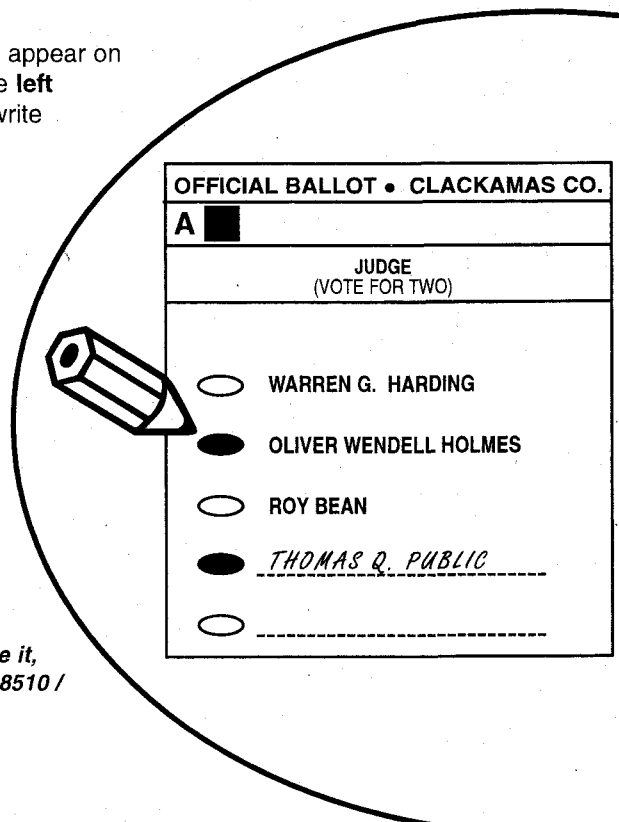
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Review your Official Ballot

Ensure you have correctly marked your choice for each contest. Your official ballot may contain contests printed on both front and back. **Remember to vote both sides, if applicable.**

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CITY OF WEST LINN

Measure No. 3-197

BALLOT TITLE

ANNEXATION OF PROPERTY AT 23600 SALAMO ROAD
REQUIRING VOTER APPROVAL

QUESTION: Shall the City annex an 11.1-acre property located at 23600 Salamo Road and apply R-10 city zoning?

SUMMARY: West Linn Charter Section 3 requires that annexation of any territory be approved by the voters of the City. This measure, if approved, would annex a 11.1-acre parcel of real property located at 23600 Salamo Road. The site is located along the east side of Salamo Road north of Crystal Terrace Drive and south of Vista Ridge Drive. The West Linn City Council has determined that the proposed annexation complies with all relevant land use criteria for annexations.

All information regarding this annexation, along with more detail on the fiscal and community impact analysis is available at the Planning Department offices of the city of West Linn and also at the City's website: www.ci.west-linn.or.us. After considering the fiscal and community impact analysis, the City Council authorized placement of this proposed annexation before the voters. Any further questions should be addressed to Gordon Howard, City of West Linn, at 503-656-4211.

Furnished by:
Gordon H. Howard
City of West Linn

EXPLANATORY STATEMENT

The West Linn City Charter requires voter approval of all annexations of property into city boundaries. The owner of property at 23600 Salamo Road has submitted a request to annex 11.1 acres located on the east side of Salamo, between Vista Ridge Drive and Crystal Terrace Drive. The site consists of a newly-planted grape vineyard, and contains an agricultural building. The site is bordered on all sides except one by property already within the city limits.

The property is within the Portland Metropolitan Area Urban Growth Boundary. West Linn's Comprehensive Plan Map designates the property for Low-Density Residential Development. The city proposes to have the property zoned R-10, which is a single-family residential zoning district consistent with the Comprehensive Plan Map designation, and which is applied to property to the east of this site. If zoned R-10, the property could theoretically be divided into up to 38 residential lots – however such a land division is not proposed as part of this annexation request. If this annexation is approved, any development of the property would be required to comply with the City of West Linn's Community Development Code, including those provisions relating to citizen involvement and the protection of trees and other natural resources.

On July 25, 2005, the West Linn City Council approved "Step One" of the annexation process for this site, finding that the proposed annexation met all relevant city code provisions governing annexations, including a finding that all necessary public facilities are available to serve the site. On November 14, 2005, the West Linn City Council considered the fiscal and community impacts to the city of the proposed annexation. In 2004 the West Linn City Council adopted an ordinance stating that the explanatory statement accompanying any annexation must include "an unbiased summary of the fiscal impacts on the public infrastructure" and directed that a September 2004 methodology be used for calculating this impact. This analysis includes all potential costs related to the maximum potential development of this property under the City's zoning and includes costs associated with general government, police, fire protection, schools, library, and the state highway system. This analysis concludes that each unit of potential development may, over an indefinite period of time result in \$13,696 of unrecovered costs per dwelling. It is anticipated that this annexation, prior to development, will result in additional annual property tax revenues for the City of West Linn of \$1,988. If fully developed, this annexation may result in \$1,163 additional annual property tax revenues for each new dwelling to the City.

CITY OF WEST LINN

Measure No. 3-197**ARGUMENT IN FAVOR****Please Support Measure 3-197**

We ask for your **YES** vote to allow our property to be annexed into the City so that we can pay for and use all services that our neighbors currently enjoy.

In 1990, we purchased a home and property just off of Salamo Road and it has been and continues to be a great place to live and raise a family.

When we purchased the property it was considered an "island" parcel, completely surrounded by properties already incorporated into the City. There are currently over 40 homes surrounding our property on all four sides. However, while these homes are all under the jurisdiction of West Linn, our property remains under the jurisdiction of Clackamas County.

This means that while we share the same 97068 zip code and use the same parks, roads, and library as our surrounding neighbors, we are not officially a part of the City of West Linn and don't pay property taxes for those city services as our neighbors do.

Our reasons for this request are really quite simple. Your yes vote would allow us to connect to much needed city utility services such as water and sewer, and would allow for our property to obtain its maximum property value. We have invested much time and many resources in our property and plan to continue to live there for many years to come. Annexation of this property makes sense and we appreciate your support.

Sincerely,

Jeff and Teresa Smith

Furnished by:

Jeff & Teresa Smith

ARGUMENT IN FAVOR

As a neighbor of the Smith family property and a resident of the City of West Linn for 36 years, I urge your support of Measure 3-197 for the following reasons:

- Annexation of this property would allow for the Smith family to annex their property into the City, allowing them to connect to city utility services including water and sewer. They should have the same resources available to them as the neighbors who surround them.
- Annexation of this property would require that the Smith family pay City property taxes for services that they already use but do not currently pay for, such as the library, parks and city streets. All residents of West Linn currently pay for these services including all neighbors surrounding the Smith property.
- Annexation of this property would allow for additional sidewalks to be placed along Salamo Road, increasing pedestrian safety. Currently, there are no connecting sidewalks from Crystal Terrace to the Vista Ridge neighborhood because the Smith's property (which is in between) is technically a part of Clackamas County.
- Annexation of this property has been approved by the City. In November of 2005 the West Linn City Council found that this property met all relevant city code provisions and would not interfere with economic provisions of public facilities or services.
- Finally, there really is no reason this property technically remains outside the City of West Linn considering all property surrounding this parcel is already within the City, why not include this one?

Again, I urge your support and yes vote on Measure 3-197.

Furnished by:

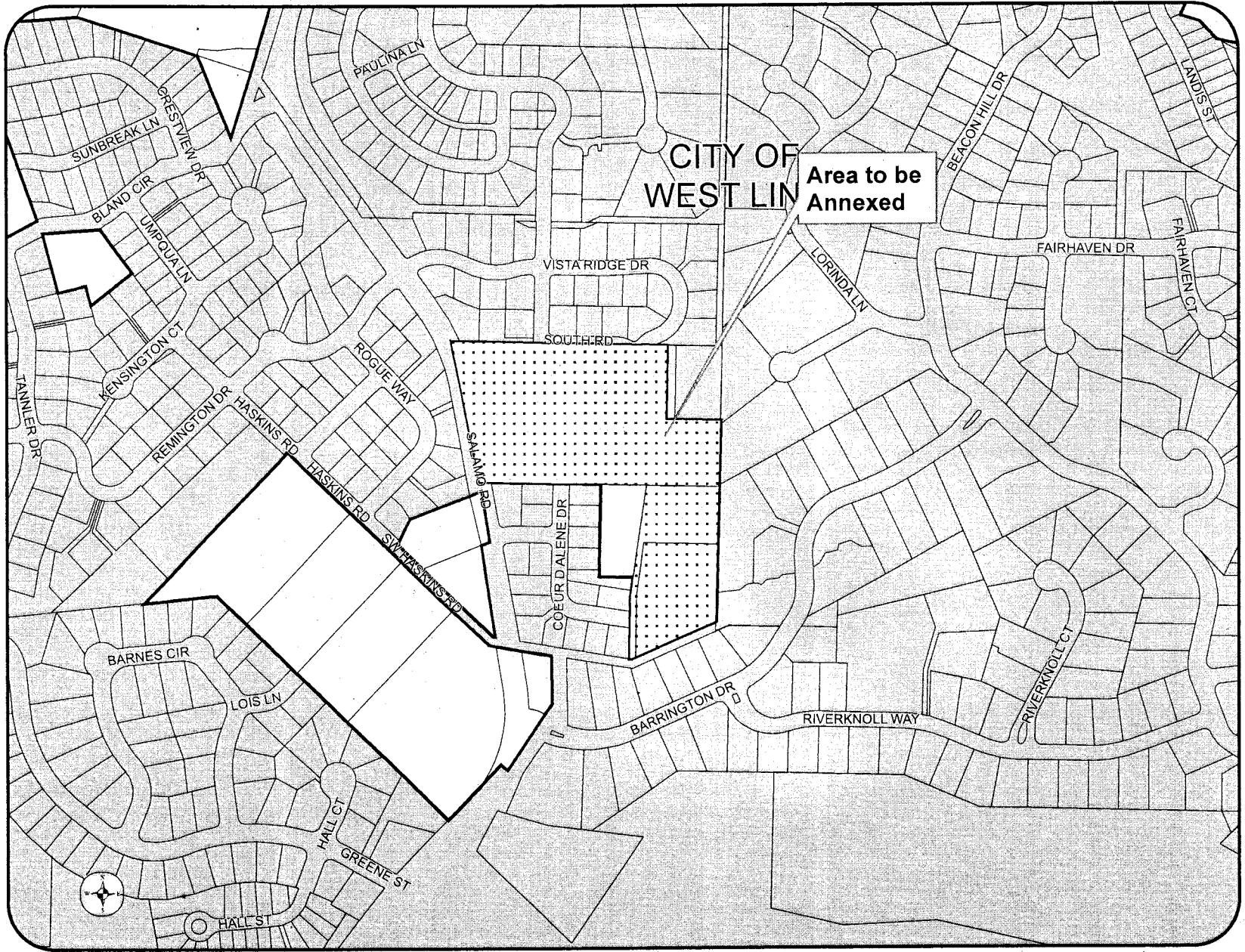
Tom Pope

**NO ARGUMENTS IN OPPOSITION TO
THIS MEASURE WERE FILED.**

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

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MEASURE 3-197 City of West Linn



CITY OF WEST LINN

Measure No. 3-198**BALLOT TITLE**

ANNEXATION OF PROPERTY AT 3170 HASKINS ROAD REQUIRING VOTER APPROVAL

QUESTION: Shall the City annex a 2.7-acre property located at 3170 Haskins Road and apply R-10 city zoning?

SUMMARY: West Linn Charter Section 3 requires that annexation of any territory be approved by the voters of the City. This measure, if approved, would annex a 2.7-acre parcel of real property located at 3170 Haskins Road. The site is on the southwest side of Haskins Road, west of Salamo Road, south of Remington Drive, and north of the current end of Lois Lane. The West Linn City Council has determined that the proposed annexation complies with all relevant land use criteria for annexations.

EXPLANATORY STATEMENT

The West Linn City Charter requires voter approval of all annexations of property into city boundaries. The owner of property at 3170 Haskins Road has submitted a request to annex 2.7 acres located on the south side of Haskins, between Rogue Way and Salamo Road, and north of the end of Lois Lane. The site contains an existing residence. The site is adjacent to, and is within an area entirely surrounded by the city limits.

The property is within the Portland Metropolitan Area Urban Growth Boundary. West Linn's Comprehensive Plan Map designates the property for Low-Density Residential Development. The city proposes to have the property zoned R-10, which is a single-family residential zoning district consistent with the Comprehensive Plan Map designation, and which is applied to property to the south of this site. If zoned R-10, the property could theoretically be divided into up to 9 residential lots – however such a land division is not proposed as part of this annexation request. If this annexation is approved, any development of the property would be required to comply with the City of West Linn's Community Development Code, including those provisions relating to citizen involvement and the protection of trees and other natural resources.

On July 25, 2005, the West Linn City Council approved "Step One" of the annexation process for this site, finding that the proposed annexation met all relevant city code provisions governing annexations, including a finding that all necessary public facilities are available to serve the site. On November 14, 2005, the West Linn City Council considered the fiscal and community impacts to the city of the proposed annexation. In 2004 the West Linn City Council adopted an ordinance stating that the explanatory statement accompanying any annexation must include "an unbiased summary of the fiscal impacts on the public infrastructure" and directed that a September 2004 methodology be used for calculating this impact. This analysis includes all potential costs related to the maximum potential development of this property under the City's zoning and includes costs associated with general government, police, fire protection, schools, library, and the state highway system. This analysis concludes that each unit of potential development may, over an indefinite period of time result in \$13,696 of unrecovered costs for each new dwelling unit. It is anticipated that this annexation, prior to development, will result in additional annual property tax revenues for the City of West Linn of \$867. If fully developed, this annexation may result in \$1,163 additional annual property tax revenues for each new dwelling unit to the City of West Linn.

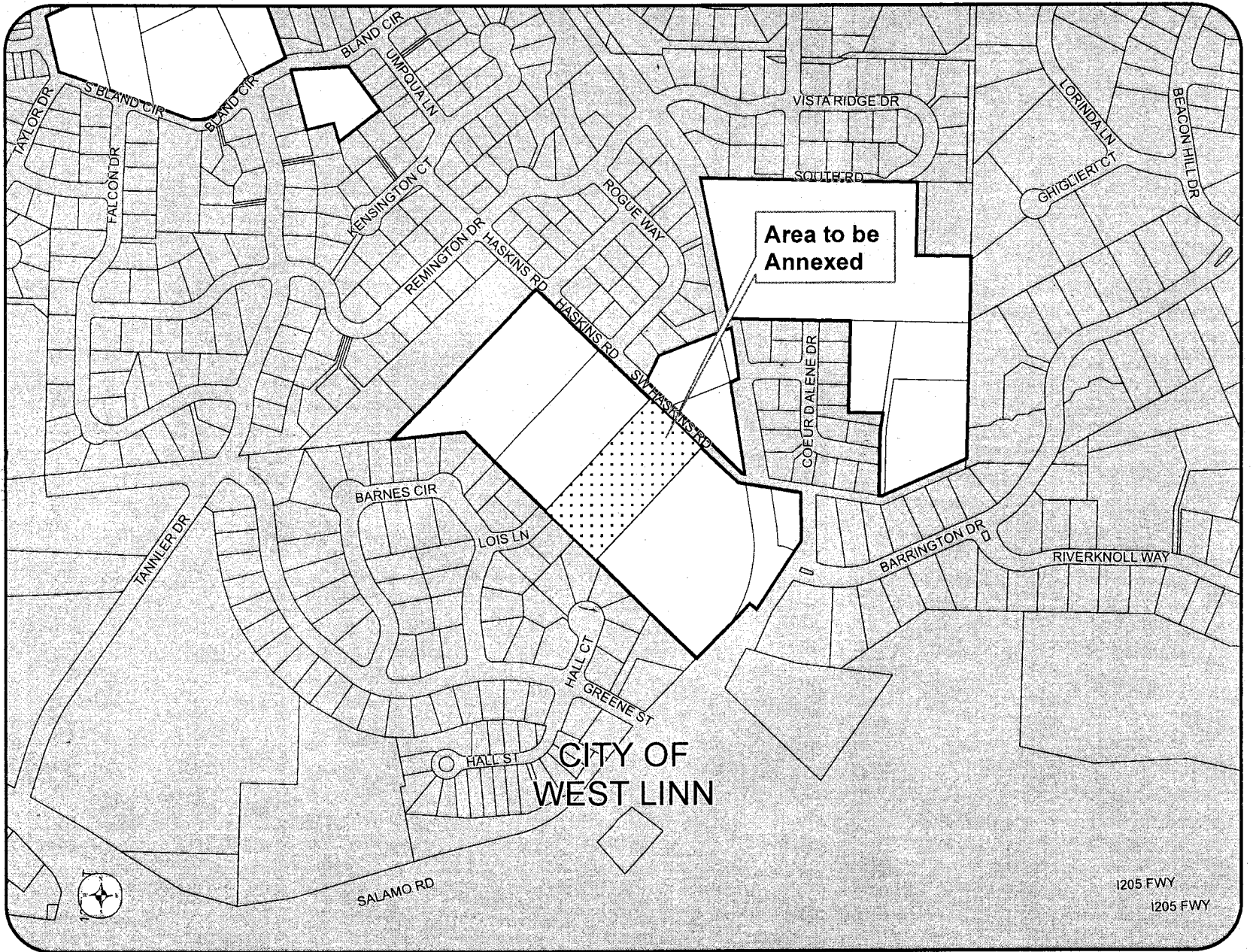
All information regarding this annexation, along with more detail on the fiscal and community impact analysis is available at the Planning Department offices of the city of West Linn and also at the City's website: www.ci.west-linn.or.us. After considering the fiscal and community impact analysis, the City Council authorized placement of this proposed annexation before the voters. Any further questions should be addressed to Gordon Howard, City of West Linn, at 503-656-4211.

Furnished by:
Gordon H. Howard
City of West Linn

**NO ARGUMENTS IN FAVOR OF OR
IN OPPOSITION TO THIS MEASURE WERE FILED.**

Measure No. 3-198

MEASURE 3-198 City of West Linn



CITY OF WEST LINN

Measure No. 3-199**BALLOT TITLE****ANNEXATION OF PROPERTY AT 1165 ROSEMONT ROAD
REQUIRING VOTER APPROVAL**

QUESTION: Shall the City annex a 6.2-acre property located at 1165 Rosemont Road and apply R-10 city zoning?

SUMMARY: West Linn Charter Section 3 requires that annexation of any territory be approved by the voters of the City. This measure, if approved, would annex a 6.2-acre parcel of real property located at 1165 Rosemont Road. The site is located at the northwest corner of the intersection of Rosemont Road, Santa Anita Drive, and Salamo Road. The West Linn City Council has determined that the proposed annexation complies with all relevant land use criteria for annexations. No water hookups are allowed until the City corrects the existing deficiencies in the Rosemont water pressure.

EXPLANATORY STATEMENT

The West Linn City Charter requires voter approval of all annexations of property into city boundaries. The owner of property at 1165 Rosemont Road has submitted a request to annex 6.2 acres located on the northwest corner of Rosemont Road and Santa Anita Drive, north of Rosemont Ridge Middle School. The site contains an existing residence. The site is bordered on three sides by property within the city limits.

The property is within the Portland Metropolitan Area Urban Growth Boundary. West Linn's Comprehensive Plan Map designates the property for Low-Density Residential Development. The city proposes to have the property zoned R-10, which is a single-family residential zoning district consistent with the Comprehensive Plan Map designation, and which is applied to property to the north of this site. If zoned R-10, the property could theoretically be divided into up to 21 residential lots – however such a land division is not proposed as part of this annexation request. If this annexation is approved, any development of the property would be required to comply with the City of West Linn's Community Development Code, including those provisions relating to citizen involvement and the protection of trees and other natural resources.

On July 25, 2005, the West Linn City Council approved "Step One" of the annexation process for this site, finding that the proposed annexation met all relevant city code provisions governing annexations, including a finding that all necessary public facilities are available to serve the site. On November 14, 2005, the West Linn City Council considered the fiscal and community impacts to the city of the proposed annexation. In 2004 the West Linn City Council adopted an ordinance stating that the explanatory statement accompanying any annexation must include "an unbiased summary of the fiscal impacts on the public infrastructure" and directed that a September 2004 methodology be used for calculating this impact. This analysis includes all potential costs related to the maximum potential development of this property under the City's zoning and includes costs associated with general government, police, fire protection, schools, library, and the state highway system. This analysis concludes that each unit of potential development may, over an indefinite period of time result in \$13,696 of unrecovered costs for each new dwelling unit. It is anticipated that this annexation, prior to development, will result in additional annual property tax revenues for the City of West Linn of \$867. If fully developed, this annexation may result in \$1,163 additional annual property tax revenues for each new dwelling unit to the City of

West Linn.

All information regarding this annexation, along with more detail on the fiscal and community impact analysis is available at the Planning Department offices of the city of West Linn and also at the City's website: www.ci.west-linn.or.us. After considering the fiscal and community impact analysis, the City Council authorized placement of this proposed annexation before the voters. Any further questions should be addressed to Gordon Howard, City of West Linn, at 503-656-4211.

Furnished by:
Gordon H. Howard
City of West Linn

CITY OF WEST LINN

Measure No. 3-199

ARGUMENT IN FAVOR

I respectfully request your vote in favor of annexation into the City of West Linn of this 6.2 acre parcel for the following reasons:

1. **Urban Growth Boundary** – This parcel is inside the Urban Growth Boundary which designates it for urban development.
2. **West Linn Comprehensive Plan** – This parcel has been on the City's plan for years and is designated for low density single family development.
3. **The Parcel is an "Island"** – Adjacent on all sides to properties within the City of West Linn.
4. **Transportation Improvements** – Future developments will "finish" sidewalks, curbs and street improvements along this site at the busy intersection of Rosemont Road and Santa Anita Drive.
5. **Water, Sewer and Utilities** – Future development will "complete" the infrastructure already planned to serve this area of the development within the City's planning area.

As stated in the explanatory statement, I was required to complete an application process before the City of West Linn Council in order to have this annexation placed on this ballot. Through this application process, it was found that annexing this 6.2 parcel complies with all relevant criteria, including the timely, orderly and economic use of public facilities and services.

Thank you for Your Vote in Support of this Annexation

Furnished by:
Philip M. Gentemann

**NO ARGUMENTS IN OPPOSITION TO
THIS MEASURE WERE FILED.**

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

REGISTERING TO VOTE [SOME FREQUENTLY-ASKED QUESTIONS]

WHO MAY REGISTER TO VOTE?

Anyone who is: a resident of Oregon, a United States citizen; and 18 years of age or older.

HOW MAY I REGISTER?

By mail-in registration form, in person at the county elections office or at a designated state agency, including the Department of Motor Vehicles and some public assistance agencies.

WHEN MAY I REGISTER & WHEN IS THE DEADLINE?

You may register at any time. However, your voter registration form must be received or postmarked no later than the 21st day before the election at which you intend to vote.

WHERE CAN I FIND VOTER REGISTRATION FORMS?

Post offices, public libraries, city halls, schools, the DMV, and Clackamas County Elections, 825 Portland Avenue in Gladstone. You can download and print a PDF version of the form at the Secretary of State's Oregon Voter Registration web site link: <http://www.sos.state.or.us/elections/elechp.htm>.

WHAT INFORMATION IS REQUIRED TO REGISTER?

In October 2002, the "Help America Vote Act" was signed into law. The Act changes voter registration requirements nationwide for voting in federal elections. If you are registering to vote in Oregon for the first time, you must provide an Oregon Driver's License / ID. If you do not have valid ODL / ID, the last four digits of your Social Security number may be entered.

If you do not have a valid Oregon Driver's License / ID, or a Social Security number, you must affirm this by marking the appropriate box on the registration form. If you are registering by mail, you must provide a copy of one of the following: a valid photo identification, a paycheck stub, utility bill, bank statement or other government document showing the registrant's name and address.

If sufficient documentation is not provided at the time of registration, it will be requested by elections officials in order for the person to vote at the next federal election. When filling out the registration card, you must furnish your full name, residence address (and mailing address, if different), ODL or Oregon ID, date of birth, political party preference, and signature. Your residence address must be the physical address where you reside - not a post office box.

DO I HAVE TO RE-REGISTER FOR EACH ELECTION?

No. You only need to update your registration when your residence (even moving to a different apartment within a complex) or mailing address changes; your name changes; or you wish to change your political party affiliation.

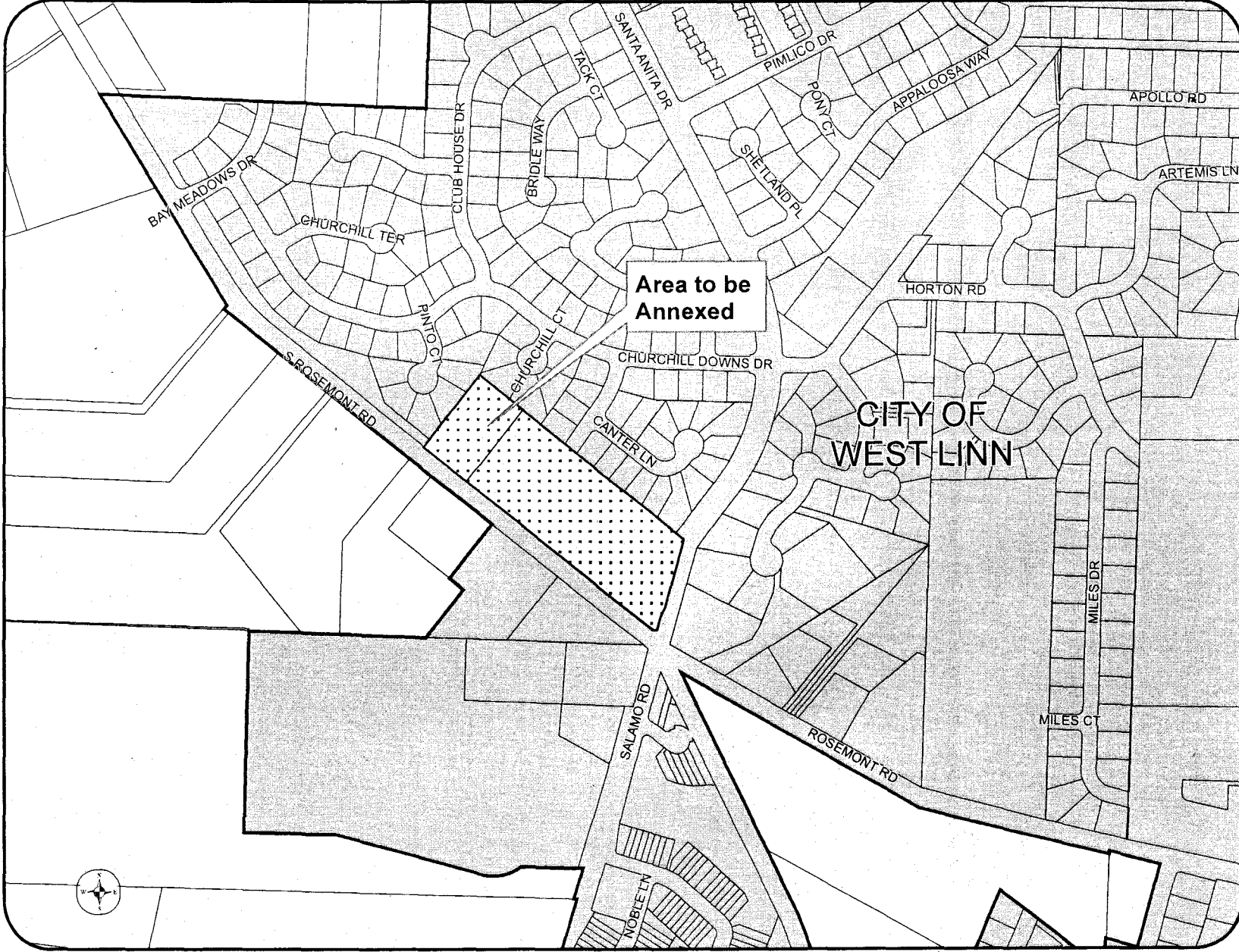
WHAT IF I TURN 18 AFTER THE REGISTRATION DEADLINE PASSES?

If you will turn 18 years of age during the 20-day period immediately before an election, you must register by the 21st day prior to the election.

DO I HAVE TO REGISTER BY PARTY?

No. If you do not wish 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 a primary election.

MEASURE 3-199 City of West Linn



Measure No. 3-199

CITY OF WEST LINN

DROP SITE LOCATIONS

Ballots may be deposited at any of the following locations **beginning Saturday, February 25 and continuing until 8:00 p.m. on Tuesday, March 14 (Election Day)**. Ballots will not be accepted at any location **after 8:00 p.m. on Election Day, March 14**.

Postage is not required on ballots returned to drop site locations.

Current hours of operation (as of publication) are listed below.

Sandy Library
38980 Proctor Blvd.
Sandy
Phone: 503.668.5537

Mon – Fri	10:00 am – 7:00 pm
Sat	10:00 am – 5:00 pm
Sun	1:00 pm – 5:00 pm
Election Day	10:00 am – 8:00 pm

West Linn Library
1595 Burns St.
West Linn
Phone: 503.656.7853

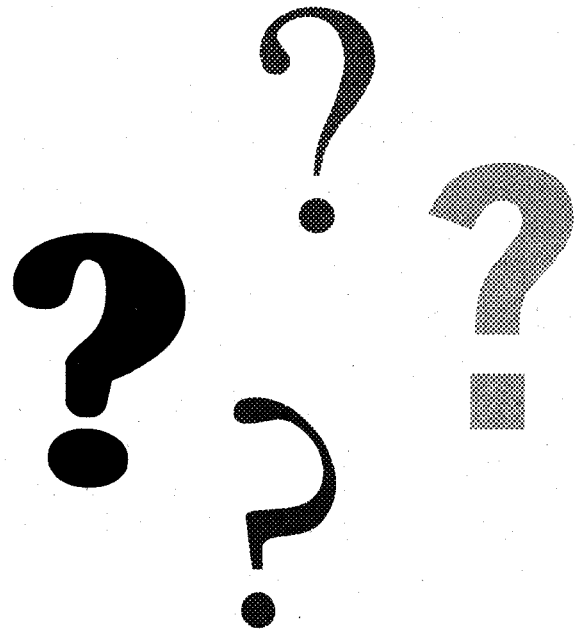
Mon – Wed	11:00 am – 8:00 pm
Thur, Fri	10:00 am – 6:00 pm
Sat, Sun	12:00 pm – 5:00 pm

Clackamas County Elections
825 Portland Avenue
Gladstone
Phone: 503.655.8510

Mon – Fri	8:30 am – 5:00 pm
Election Day	7:00 am – 8:00 pm

Ballot drop slot (front of building, to the right of the front door) available 24 hours every day.

QUESTIONS?



**Call the
Clackamas County
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**Hearing Impaired
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Ballot Style 1

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March, 2006

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Sherry Hall
Clackamas County Clerk

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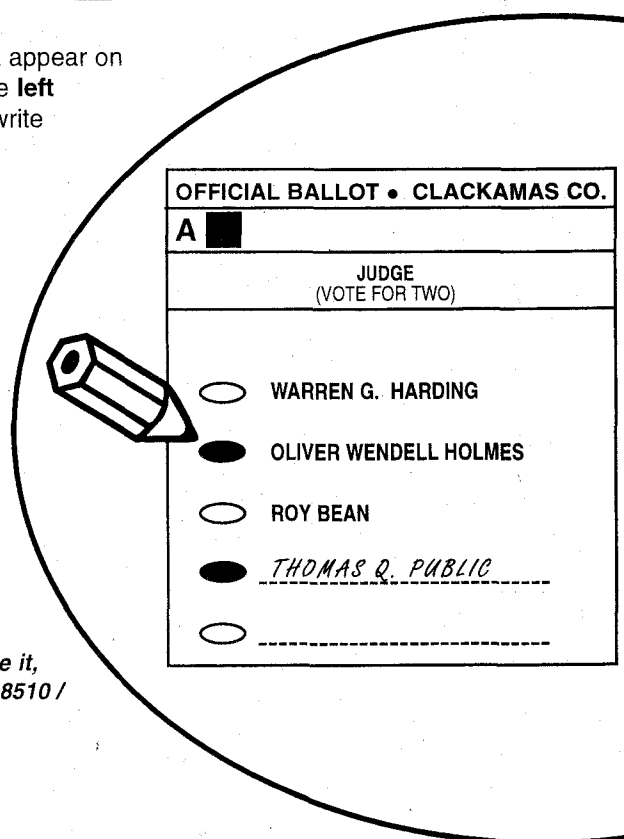
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Measure No. 3-200

REGISTERING TO VOTE [SOME FREQUENTLY-ASKED QUESTIONS]

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You may register at any time. However, your voter registration form must be received or postmarked no later than the 21st day before the election at which you intend to vote.

WHERE CAN I FIND VOTER REGISTRATION FORMS?

Post offices, public libraries, city halls, schools, the DMV, and Clackamas County Elections, 825 Portland Avenue in Gladstone. You can download and print a PDF version of the form at the Secretary of State's Oregon Voter Registration web site link: <http://www.sos.state.or.us/elections/elechp.htm>.

WHAT INFORMATION IS REQUIRED TO REGISTER?

In October 2002, the "Help America Vote Act" was signed into law. The Act changes voter registration requirements nationwide for voting in federal elections. If you are registering to vote in Oregon for the first time, you must provide an Oregon Driver's License / ID. If you do not have valid ODL / ID, the last four digits of your Social Security number may be entered.

If you do not have a valid Oregon Driver's License / ID, or a Social Security number, you must affirm this by marking the appropriate box on the registration form. If you are registering by mail, you must provide a copy of one of the following: a valid photo identification, a paycheck stub, utility bill, bank statement or other government document showing the registrant's name and address.

If sufficient documentation is not provided at the time of registration, it will be requested by elections officials in order for the person to vote at the next federal election. When filling out the registration card, you must furnish your full name, residence address (and mailing address, if different), ODL or Oregon ID, date of birth, political party preference, and signature. Your residence address must be the physical address where you reside - not a post office box.

DO I HAVE TO RE-REGISTER FOR EACH ELECTION?

No. You only need to update your registration when your residence (even moving to a different apartment within a complex) or mailing address changes; your name changes; or you wish to change your political party affiliation.

WHAT IF I TURN 18 AFTER THE REGISTRATION DEADLINE PASSES?

If you will turn 18 years of age during the 20-day period immediately before an election, you must register by the 21st day prior to the election.

DO I HAVE TO REGISTER BY PARTY?

No. If you do not wish 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 a primary election.

BALLOT TITLE

MEASURE APPROVING ANNEXATION OF 1.02 ACRES INTO CITY OF SANDY

QUESTION: Shall 1.02 acres on the north side of Dubarko Drive, east of Ross Avenue and west of Van Fleet Avenue be annexed into the Sandy city limits?

SUMMARY: Annexation is the legal process to bring property into the city limits. James Kosta (B-W Construction Inc.) as applicant and property owner has asked the city to bring one parcel of land on the north side of Dubarko Drive, east of Ross Avenue and west of Van Fleet Avenue into the city limits. The legal description of the property is: T2S R4E Section 13DC Tax Lot 203.

The annexation area is located within Sandy's Urban Growth Boundary and is contiguous to the city limits on all sides. Future development requires City review and must comply with land use laws.

EXPLANATORY STATEMENT

This measure would approve annexation of 1.02 acres into the city limits of the City of Sandy. The property is known as T2S R4E Section 13DC Tax Lot 203. The annexation area is located on the north side of Dubarko Drive, east of Ross Avenue and west of Van Fleet Avenue. The property is contiguous to the city limits on all sides. The requested parcel is currently zoned by Clackamas County as RRRF-5. If annexation of this parcel is approved by voters, it will be zoned R-3 (High Density Residential) as required under the City's Comprehensive Land Use Plan. The R-3 zoning district allows a density between 10 and 20 units per gross acre.

James Kosta (B-W Construction Inc.) as applicant and property owner has applied to the City of Sandy for approval of this annexation request as allowed by Oregon law. The city, following its Charter, has put this matter before the voters for approval.

A single-family residence and associated outbuildings are constructed on the parcel and the property contains a few trees. Access to the subject property would be from Dubarko Drive and Evans Street subject to approval by the City of Sandy. Following annexation, development of this property will require a separate land use application process demonstrating compliance with applicable sections of the Sandy Development Code.

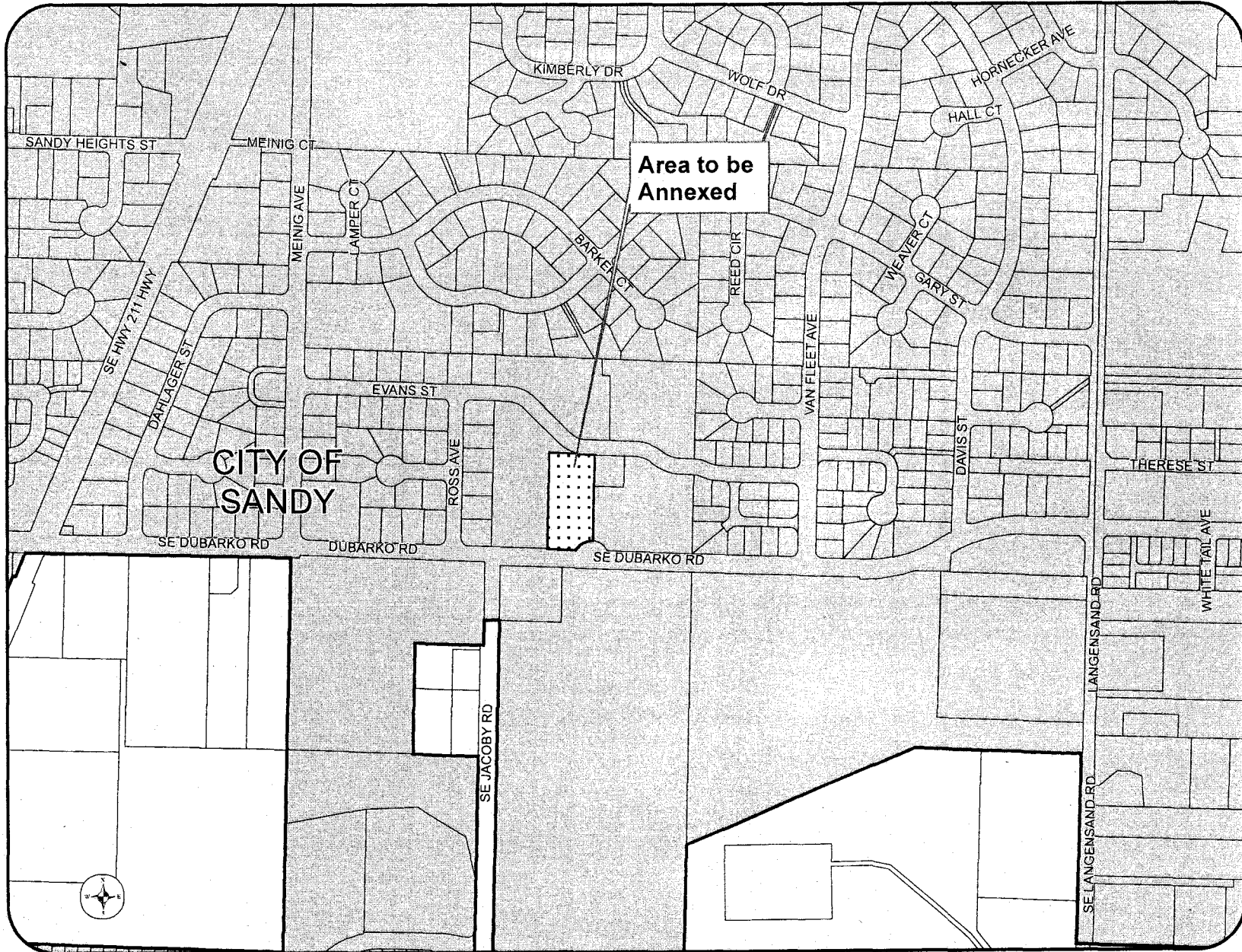
The property is currently served by onsite septic and a substandard city water service. Future development will require connection to city water and sewer service. All future development on this site will also be required to conform to applicable stormwater management policies and regulations.

The Sandy City Council conducted a public hearing on December 5, 2005 and approved this application for inclusion on the March 2006 ballot by adopting Resolution 2005-28 by a 6-0 vote.

Furnished by:
Larry Stohosky
City Recorder

**NO ARGUMENTS IN FAVOR OF OR
IN OPPOSITION TO THIS MEASURE WERE FILED.**

MEASURE 3-200 City of Sandy



Measure No. 3-200

CITY OF SANDY

CITY OF SANDY

Measure No. 3-201

BALLOT TITLE

MEASURE APPROVING ANNEXATION OF 20.3 ACRES INTO THE CITY OF SANDY

QUESTION: Shall 20.3 acres on the north side of Highway 26, behind the Sandy Marketplace Shopping Center currently accessible from Royal Lane be annexed into the Sandy city limits?

SUMMARY: Annexation is the legal process to bring property into the city limits. 3J Management LLC (tax lot 3400), Larry Lewis (tax lot 3401), and Douglas and LaDonna Castle (tax lot 3402) as applicants and 3J Management LLC (tax lot 3400), Charles and Treva Tompkins (tax lot 3401), and Douglas and LaDonna Castle (tax lot 3402) as property owners have asked the city to bring three parcels of land on the north side of Highway 26 behind the Sandy Marketplace Shopping Center currently accessible from Royal Lane into the city limits. The legal description of the properties is: T2S R4E Section 11 Tax Lots 3400, 3401, and 3402.

The annexation area is located within Sandy's Urban Growth Boundary and is contiguous to the city limits on its northern and western boundaries. Future development requires City review and must comply with land use laws.

The properties are currently served by onsite septic and wells. Future development will require connection to city water and sewer service. All future development on the parcels will also require conformance with applicable stormwater management policies and regulations.

The Sandy City Council conducted a public hearing on December 5, 2005 and approved this application for inclusion on the March 2006 ballot by adopting Resolution 2005-29 by a 6-0 vote.

Furnished by:
Larry Stohosky
City Recorder

EXPLANATORY STATEMENT

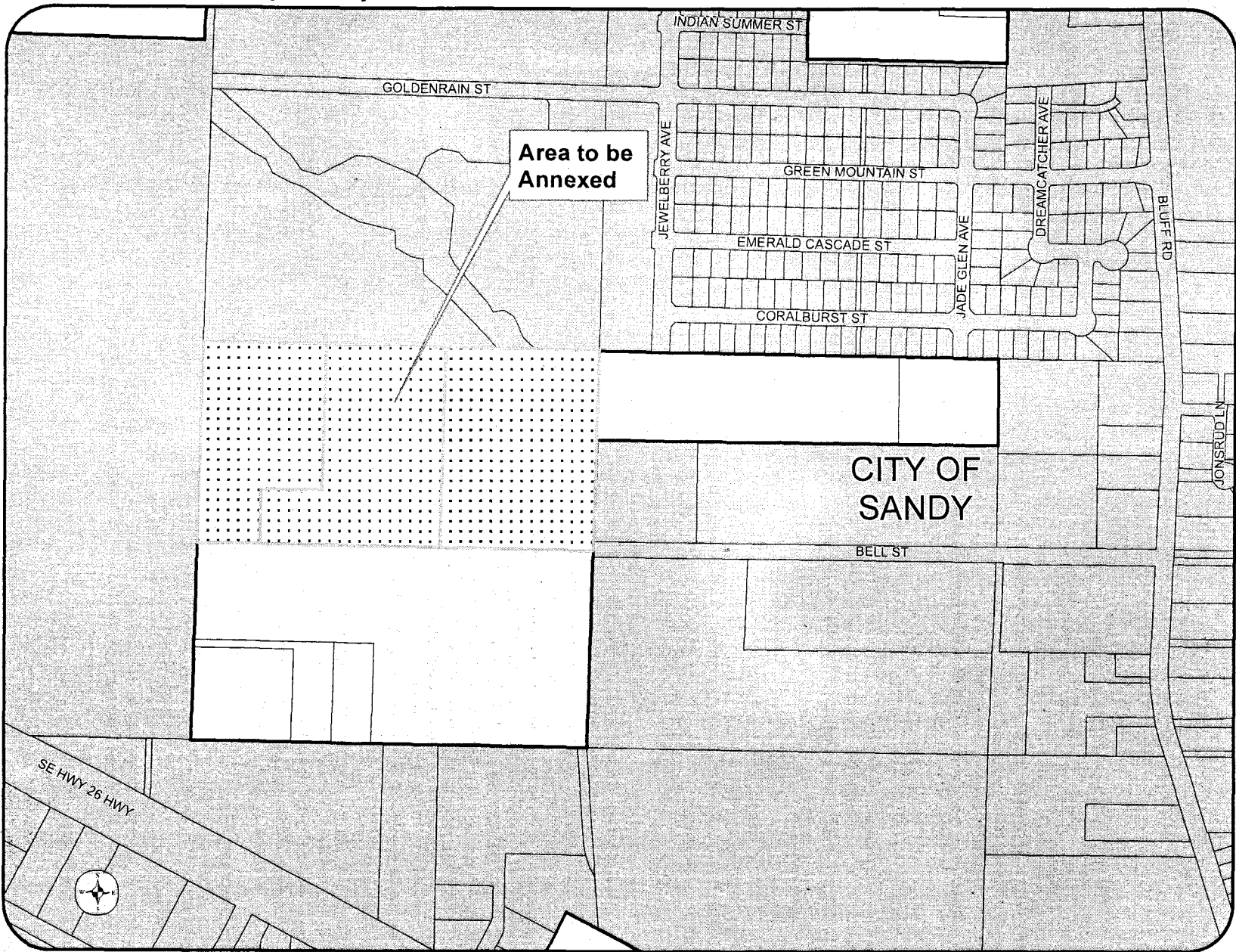
This measure would approve annexation of 20.3 acres into the city limits of the City of Sandy. The property is known as T2S R4E Section 11 Tax Lots 3400, 3401, and 3402. The annexation area is located on the north side of Highway 26 behind the Sandy Marketplace Shopping Center and currently accessible from Royal Lane. The property is contiguous to the city limits on its northern and western boundaries. The requested parcels are currently zoned by Clackamas County as RRRF-5. If annexation of these parcels is approved by voters, Tax Lots 3400 and 3401 will be zoned R-2 (Medium Density Residential) and Tax Lot 3402 will be zoned a combination of R-2 and SFR (Single Family Residential) as required under the City's Comprehensive Land Use Plan. The R-2 zoning district allows a density between 8 and 14 units per gross acre and the SFR zoning district a density between 2 and 6 units per gross acre.

3J Management LLC (tax lot 3400), Larry Lewis (tax lot 3401), and Douglas and LaDonna Castle (tax lot 3402) as applicants and 3J Management LLC (tax lot 3400), Charles and Treva Tompkins (tax lot 3401), and Douglas and LaDonna Castle (tax lot 3402) as property owners have applied to the City of Sandy for approval of this annexation request as allowed by Oregon law. The city, following its Charter, has put this matter before the voters for approval.

Each parcel currently contains a single-family residence and associated outbuildings and each also contain some wooded areas. Tax Lot 3402 contains an identified and protected stream channel subject Flood and Slope Hazard restrictions. Access to the subject properties currently is from Royal Lane through private easements. Future access to these parcels will be from an extension of Bell Street subject to approval by the City of Sandy. Following annexation, development of these properties will require separate land use application processes demonstrating compliance with applicable sections of the Sandy Development Code.

NO ARGUMENTS IN FAVOR OF OR
IN OPPOSITION TO THIS MEASURE WERE FILED.

MEASURE 3-201 City of Sandy



Area to be Annexed

CITY OF SANDY

Measure No. 3-201

CITY OF SANDY

DROP SITE LOCATIONS

Ballots may be deposited at any of the following locations **beginning Saturday, February 25 and continuing until 8:00 p.m. on Tuesday, March 14 (Election Day)**. Ballots will **not** be accepted at any location **after 8:00 p.m.** on Election Day, March 14.

Postage is not required on ballots returned to drop site locations.

Current hours of operation (as of publication) are listed below.

Sandy Library
38980 Proctor Blvd.
Sandy
Phone: 503.668.5537

Mon – Fri	10:00 am – 7:00 pm
Sat	10:00 am – 5:00 pm
Sun	1:00 pm – 5:00 pm
Election Day	10:00 am – 8:00 pm

West Linn Library
1595 Burns St.
West Linn
Phone: 503.656.7853

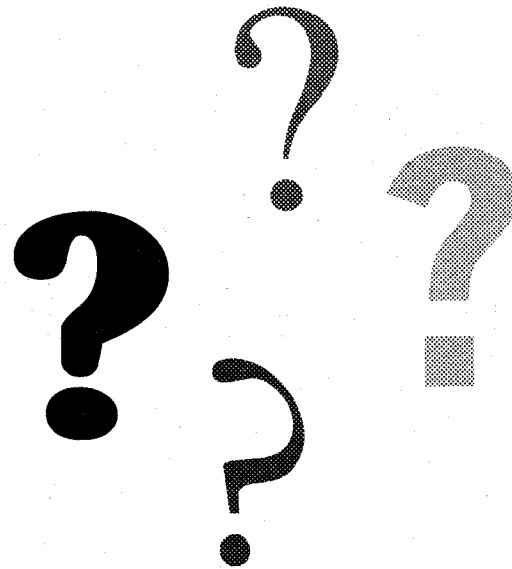
Mon – Wed	11:00 am – 8:00 pm
Thur, Fri	10:00 am – 6:00 pm
Sat, Sun	12:00 pm – 5:00 pm

Clackamas County Elections
825 Portland Avenue
Gladstone
Phone: 503.655.8510

Mon – Fri	8:30 am – 5:00 pm
Election Day	7:00 am – 8:00 pm

Ballot drop slot (front of building, to the right of the front door) available 24 hours every day.

QUESTIONS?



**Call the
Clackamas County
Elections Division
at 503.655.8510**

**Hearing Impaired
please dial TDD / TTY
503.655.1685**