



CLACKAMAS COUNTY VOTERS' PAMPHLET

ELECTIONS DIVISION
825 PORTLAND AVE.
GLADSTONE, OR 97027

SHERRY HALL
COUNTY CLERK

Visit us on the World Wide Web:
www.co.clackamas.or.us/elections

Election results will be posted
beginning shortly after 8:00 p.m.
on election night.

You will not vote on
everything in this pamphlet –
only on what appears on the
Official Ballot contained
in your Vote-By-Mail packet.

In order for voted ballots to be
counted, they must be received
at the Elections Office, or at any
Drop Site Location (see list on
page 15), by 8:00 p.m. on
Tuesday, March 8, 2005

Measure Arguments
are printed as submitted.

SPECIAL ELECTION

MARCH 8, 2005



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Please **recycle** this pamphlet with your newspapers





CLACKAMAS COUNTY

Office of the County Clerk

SHERRY HALL
CLERK

February, 2005

2051 KAEN ROAD, 2ND FLOOR
OREGON CITY, OR 97045
503.650.5686
FAX 503.650.5687

Dear Voter:

This Voters' Pamphlet contains information designed to assist you in voting. It includes information on a City of Happy Valley measure allowing for annexation of properties in specified areas without elections (3-163) and an Oak Lodge Sanitary District regionalization measure (3-164).

Please remember, in order to vote on one of these measures, you must be a registered voter as well as a resident of the specific city or district that placed the measure on the ballot. Your Official Ballot, therefore, will not contain both measures listed in this Voters' Pamphlet.

Your voted ballot must be received in the Elections Division, 825 Portland Avenue, Gladstone, OR 97027 by 8:00 PM on election night to be counted. **Postmark does not count!** If you prefer, instead of mailing your ballot, you may take it to one of the Drop Site Locations listed on page 15 of this pamphlet. Drop boxes will be available at these locations beginning Saturday, February 19 and extending until 8:00 PM on Tuesday, March 8.

If a ballot was delivered to your residence for someone who should no longer be receiving ballots at your address, please write "RETURN" on the envelope and place it back in your mailbox. If a ballot was sent to someone who is deceased, please write "DECEASED" on the envelope and place it back in your mailbox.

Shortly after 8:00 PM on Election Day, election results will be posted on the Internet. Updates will be posted as ballots continue being processed throughout the evening.

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

Sincerely,

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 candidate 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.

Remember: If you vote for more than the number of candidates allowed for an office, or you vote both YES and NO on a measure, it is called an overvote, and your vote for that candidate or measure will not be counted.

2

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!**

If you make an error on your ballot, spoil it in any way or lose it, contact the Clackamas County Elections Division at 503.655.8510 / TTY 503.655.1685 to request a replacement.

3

Return your Official Ballot

Place your voted Official Ballot in the ballot secrecy envelope and seal the envelope. Place the sealed secrecy envelope in the return identification envelope (white with colored edge) and seal it.

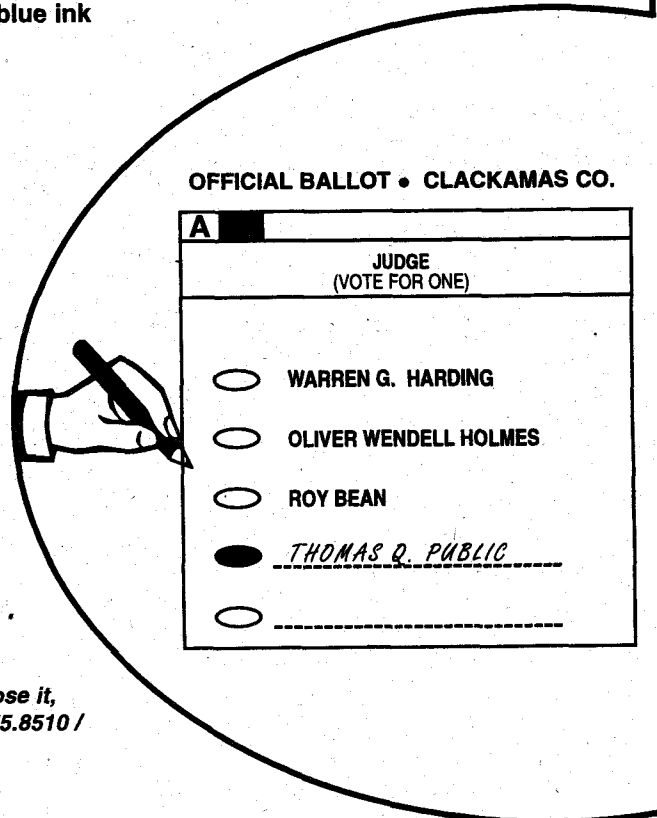
Remember: Read and sign the Voter's Statement on the return identification envelope. Your ballot will not be counted if the return identification envelope is not signed.

By mail:

- Attach sufficient first-class postage to the **signed** and sealed return identification envelope. Mail it as soon as possible to arrive at the Clackamas County Elections Division no later than 8:00 p.m. on Election Day. **Postmark does not count!**

In person:

- Deliver the **signed** and sealed return identification envelope to any official drop site location (see list on Page 15) no later than 8:00 p.m. on Election Day. **Postage is NOT required if delivered to a drop site location!**



**Questions? Need assistance in voting due to a permanent or temporary disability?
Please call the Elections Division at 503.655.8510 / TTY 503.655.1685.**

CITY OF HAPPY VALLEY

Measure No. 3-163

BALLOT TITLE

PERMISSION FOR THE CITY TO ANNEX PROPERTIES IN SPECIFIED AREA

QUESTION: Shall the City be permitted for an eight-year period to annex properties in specified area without elections?

SUMMARY: Important points about this measure:

- If approved, this measure gives the City permission to annex properties for an eight-year period.
- The City Charter requires voter approval of annexations.
- Voter approval of this measure will eliminate the need for a separate election for each annexation, thereby saving taxpayer money on City election costs.
- Commercial and industrial lands provide tax revenue for services to residents.
- Just under half of the land included in the specified area has commercial and industrial uses.
- 76% of the residential land included in the specified area is already developed, and all of the undeveloped land is zoned for future development.
- This measure and future annexation of the specified area will not affect enrollment in Happy Valley or neighboring schools due to the nature of the specified area (See explanatory statement for details.)
- A community survey showed City residents do not want to pay more taxes.

This measure could help ensure Happy Valley's future without raising taxes.

EXPLANATORY STATEMENT

Voter approval of this measure:

- Will give the City permission to annex property in the specific unincorporated area shown on the attached map.
- Will eliminate separate City election costs for individual annexation approvals.
- Will grant the City permission to annex for eight years.
- Will provide future opportunities for additional tax revenue without increasing City tax rates.
- Will still require the City, under state law and Metro rules, to hold a public hearing for every annexation
- Will help the City obtain its own post office and ZIP code by permitting annexation of the existing Clackamas Post Office into Happy Valley.
- Will NOT automatically annex any property to the City.
- Will NOT increase enrollment in Happy Valley or any neighboring schools in the North Clackamas School District; see explanation below.

FISCAL IMPACT:

A community survey showed that a majority of City residents do not support higher taxes. This measure's passage will provide future opportunities for additional tax revenue without increasing City tax rates. Just under half of the proposed new area is commercial and industrial. Adding a mix of land uses - residential, commercial and industrial - increases City revenue and helps pay for City services such as parks, sidewalks, streets, and trails. The City intends to annex residential properties only by voluntary petition of property owners to avoid forcing residents into the City against their will. This measure may help ensure the City's financial future without raising taxes.

OTHER CITIES' INTEREST:

Damascus, Milwaukie and Gladstone have all expressed an interest in annexing parts of this area. The County is organizing meetings with Happy Valley and these cities to negotiate new Urban Growth Management areas to resolve their competing interests. This measure will give the City annexation authority to negotiate for an expanded City Urban Growth Management Area. Without this authority the City will be unable to obtain a larger growth area for Happy Valley.

SCHOOL ENROLLMENT:

This measure will NOT affect the enrollment in Happy Valley or neighboring schools in the North Clackamas School District. This measure covers only land to the south and west of Happy Valley; slightly less than half of this land is nonresidential. All of the residential land covered by this measure is either already developed or already zoned for development. Once property is zoned for development, state law does not allow the City to deny development due to insufficient school capacity. The City may consider school capacity only when rezoning undeveloped property from rural to urban levels. No land in that category is included in this measure. Therefore, this measure and any eventual annexation of this area will not affect school enrollment.

Furnished by:
Marylee Walden
City of Happy Valley

CITY OF HAPPY VALLEY

Measure No. 3-163**ARGUMENT IN FAVOR**

Dear Voters:

We need your permission to annex south and west of the City for upcoming County-sponsored negotiations with Damascus, Milwaukie and Gladstone for new boundary agreements. These cities will eventually surround Happy Valley at its current city limits without your permission.

Why should you vote yes?

- We are the smallest of these cities. We must be larger to be competitive in the County and region for funding and other needs.
- Commercial and industrial districts create a complete and sustainable city, providing a perpetual multimillion-dollar annual revenue stream for badly needed projects, like parks, protecting natural resources (like Scouters Mountain), trails, community centers, a larger city hall, sidewalks, bike lanes and street improvements.
- Expansion helps avoid raising taxes. A one time \$20,000,000 city bond would more than double property taxes for a limited number of projects. Commercial and industrial revenue is a bond substitute that provides 10 times more in the long run.
- Expansion avoids a city bond competing with an expected 2006 school bond.
- Expansion helps achieve our goal of a Happy Valley address and ZIP Code by annexing the existing post office.
- This measure has no impact upon school enrollment. The eastern undeveloped land that will create new housing was excluded from this measure.

The City Council believes these are logical boundaries to complete the city. Many owners within this area are interested in joining Happy Valley. The County process will resolve any disagreements over these boundaries with neighboring cities, which already have substantial commercial and industrial districts. Like them, we should have the opportunity to become a complete city. With the changes in the circumstances since the 1989 boundary agreement, we believe its time for a new agreement. Please join me in voting yes and allowing us to negotiate for the opportunity to become a complete city and avoid being surrounded by these other cities.

Gene Grant, Mayor

Furnished by:

Happy Valley Annexation Committee

ARGUMENT IN FAVOR

We volunteer leaders and citizens of Happy Valley endorse ballot measure 3-163 and urge you to vote in favor for the reasons stated by Mayor Grant:

Rob Wheeler, Council President
Jonathan S. Edwards, Councilor
Charles A. Dalich, Councilor
Lori DeRemer, Councilor
Randy Nicolay, President, Happy Valley Hikers and past Mayor
Moiz N. Ali, Chair, Planning Commission
Winston W. Kurth, Planning Commission
Kristin A. Mitchell, Past Chair, Planning Commission
Duane B. Pollard, Chair, Parks Committee
Rob Ellison, Parks Committee
Karl J. Rusterholtz, Past Chair, Parks Committee
Ronald R. Till, Chair, Traffic & Safety Committee
Kerry Bittler, Traffic & Safety Committee
Chris Richards, President, Deerfield IV HOA
Jill Leonetti

Please join us in voting yes to give our leaders the opportunity to preserve local control of this area and to create a more complete city.

Furnished by:

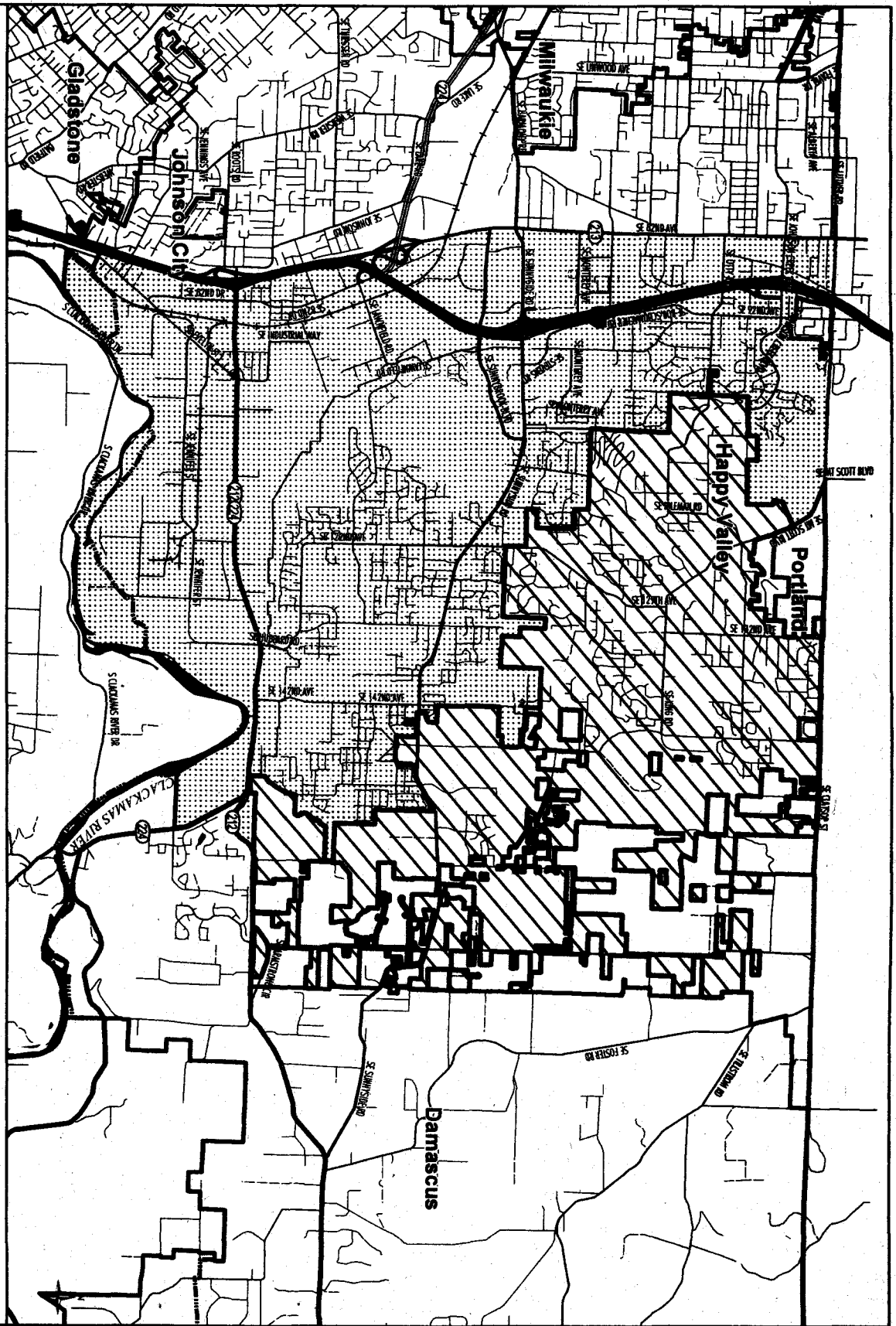
Happy Valley Annexation Committee

**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.

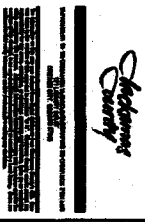
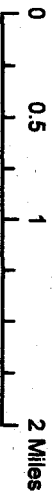
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CITY OF HAPPY VALLEY



Proposed Eight (8) Year Permission Area for the City of Happy Valley

-  Other Cities
-  Happy Valley
-  Metro Urban Growth Boundary
-  Proposed Area of Annexation
-  County Boundary



OAK LODGE SANITARY DISTRICT

Measure No. 3-164**BALLOT TITLE****PROVIDE FOR REGIONALIZATION OF WASTEWATER TREATMENT AT A SINGLE FACILITY**

QUESTION: Shall Oak Lodge Sanitary District join with others to provide wastewater treatment at a single regional facility?

SUMMARY: Oak Lodge Sanitary District (OLSD), Clackamas County Service District No. 1 (CCSD) and Tri-City Service District (TCSD) have contiguous boundaries and provide wastewater treatment services to most of the North Clackamas County urban area. The Board of Directors of OLSD and the Board of County Commissioners of Clackamas County (governing body of CCSD and TCSD) have caused studies to be performed to determine whether consolidation of wastewater treatment plants would result in a more efficient and economic provision of service, prudent use of capital facilities, environmental improvement and beneficial impacts on ratepayers. The Board of Directors of OLSD has referred this matter to District voters. A Yes vote is in favor of consolidating wastewater treatment plants. If approved, the Board of Directors will proceed to follow Oregon law to join with CCSD and TCSD by formation, merger, consolidation, or intergovernmental agreement to provide a single regional wastewater treatment plant. There is no effect on property taxes as a result of a yes vote.

If approved, what happens?

If the voters of OLSD approve, and the Board of County Commissioners approve, then the respective Boards will jointly initiate proceedings in accordance with statute to consolidate wastewater treatment at a single location. This may be formation of a new entity, merger or consolidation of several entities, or intergovernmental agreement, as the Board of Directors and Board of County Commissioners would determine. This would be the subject of further public hearings.

Who would govern?

It depends upon the statutory process chosen. If it is a merger or consolidation, the new entity would be made up of an interim Board consisting of Oak Lodge Board Members as well as Board of County Commission Members. Elections would occur within two-years to establish a governing body. If it is a formation, a new Board may be elected to govern. If it is an intergovernmental agreement, existing Boards will continue as they are today.

Will my property tax increase?

No. Each District is funded by system revenues in the form of user fees. There is no property tax in any of these Districts related to wastewater treatment services.

What happens if this measure fails?

The Board of Directors will not proceed further based upon this study.

Furnished by:
R. Kent Squires, District Secretary
Oak Lodge Sanitary District

EXPLANATORY STATEMENT

Oak Lodge Sanitary District (OLSD) is a special service district providing wastewater treatment service to approximately 30,000 people in the Oak Grove/Jennings Lodge Area. It is governed by a five-member Board of Directors elected within the District.

Wastewater treatment services are also provided in the North Clackamas Urban Area by Clackamas County Service District No. 1 (CCSD1) and Tri-City Service District (TCSD), both county service districts whose governing body is the Board of County Commissioners. CCSD1 provides service to approximately 70,000 people and TCSD provides service to approximately 55,000.

The Oak Lodge Sanitary District Board of Directors and the Board of County Commissioners have conducted the Regional Wastewater Treatment Options Study to determine if wastewater treatment at a single facility is more efficient and economical, a prudent use of capital facilities, improves environmental protection, and is beneficial to ratepayers. Following this study and public meetings, the Oak Lodge Sanitary District Board of Directors has referred this measure to its citizens.

What does the measure call for?

The measure asks voters whether Oak Lodge Sanitary District should join with CCSD1 and TCSD in a single regional wastewater treatment facility.

Why has this been placed on the ballot?

The Board of Directors of Oak Lodge Sanitary District wants its citizens to decide if the District should join with CCSD and TCSD in a single regional wastewater treatment facility.

OAK LODGE SANITARY DISTRICT

Measure No. 3-164

ARGUMENT IN FAVOR

Vote YES on Ballot Measure 3-164

Since 1977 I have been happy to live in a community that has provided excellent sewage collection and treatment at some of the lowest rates in the Metro area. I attribute this to excellent planning and efficient, innovative operation of the facility. I was able to observe the workings of our Sanitary District first hand; first as a member of the Budget Committee, and then as a member of the Board of Directors for 2 terms.

The Board of Directors recently commissioned a Regional Wastewater Treatment Options Study in response to rising costs and concerns for ratepayer value. The study concluded that **a single regional facility will provide increased operational efficiencies, and better environmental protection at lower long-term costs than if each district continues to provide wastewater treatment independently.**

Additionally, partnering with other sewer service providers provides the possibility for other important benefits to the communities involved.

- Open waterfront would result from removal of existing old treatment facilities in Oak Grove and Milwaukie.
- Money for complete development of the entire Trolley Trail would be available sooner if that corridor were used as the route for the new sewer lines.
- The master plan for development of a new regional wastewater treatment facility includes new recreational opportunities as a result of reclaiming unused waterfront on Clackamette Cove.

If you have not read the study or seen the master plan I encourage you to do so. The plan is available to read on-line at www.oaklodge.com/community/special_report.htm.

Citizens are rightfully critical of government for being shortsighted, wasteful and not in tune with their constituency. This effort at a regional partnership is an excellent example of government trying to serve the best interests of the community with innovative and cost-effective solutions to providing needed services. We need to support these efforts.

Please join me in supporting Ballot Measure 3-164

Furnished by:
Leslie Shirk

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ARGUMENT IN FAVOR

Oak Lodge Sanitary District Board Chair Supports Ballot Measure 3-164

I am a lifelong resident of Oak Grove. I grew up in the Oak Grove community, I raised my family here, and my wife and I have chosen to live our lives here. Why? Because we value our community's quality of life, peaceful neighborhoods, good schools, and its clean and healthy environment. **As an active community member I want to ensure that we preserve our community's quality of life.**

For the last 5 years I have served on the Board of Directors of Oak Lodge Sanitary District. **We are consistently concerned with the increasing costs of providing service and the need to continually upgrade our 42-year old wastewater treatment plant.**

Environmental requirements for wastewater treatment are becoming increasingly more stringent which will require the investment of millions of dollars in our wastewater treatment plant. However, a regional wastewater treatment facility would provide our community with cost containment and environmental protections such as:

- **Lower Long-Term Costs**
- **Improved Efficiency**
- **Greater Reliability**
- **Better Environmental Protection**

In 1956 community leaders had the foresight to create Oak Lodge Sanitary District to serve the current and future needs of the community. Today, we have a similar opportunity to **preserve our current community's needs and serve future generations who will follow.**

Please join me in supporting Measure 3-164 so our residents can enjoy reduced ratepayer costs while protecting the environment.

VOTE YES ON MEASURE 3-164

Furnished by:
Gerald M. Foy

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OAK LODGE SANITARY DISTRICT

Measure No. 3-164**ARGUMENT IN FAVOR****Lifetime Oak Lodge Resident Supports Measure 3-164**

My family has lived in the Oak Lodge community for five generations. I was born and raised here and now I am raising my own family here. As a life-long resident I am concerned about our community and our future. I want my children to have the same opportunities I had as a child and want to preserve the values that make Oak Lodge a special place to live.

I ask you to join me and my family in supporting Measure 3-164.

Oak Lodge Sanitary District Board Member Supports Measure 3-164

I have served on the Board of Directors of Oak Lodge Sanitary District for 15 years. The District has consistently worked hard to keep costs reasonable, plan for the future, and protect the health and environment of our community.

Your sanitary district has also studied ways to deliver sanitary sewer service more efficiently. Several years ago we joined with other sewer service providers in the county to study more economical and efficient ways to provide wastewater treatment to District residents. The study, performed by experts in wastewater treatment and public utility finance, concluded that **a single regional wastewater treatment facility would provide:**

- **Reduced Long-Term Costs**
- **Improved Water Quality**
- **Better Environmental Protection**

Passage of Measure 3-164 Will Result In

Lower long-term costs, more efficient operations, and greater reliability than our existing 42-year old plant can provide.

Oak Lodge Sanitary District joining with other providers in a shared wastewater treatment facility that can **more efficiently and cost-effectively serve our community's needs.**

Preservation of the following Oak Lodge Community values: **quality, cost-effective service, and a clean and healthy environment.**

Please vote YES on Measure 3-164! Don't pass up this opportunity to save money for our local residents while protecting our environment.

Join me in voting YES on Measure 3-164

Furnished by:
Doug Naef

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ARGUMENT IN FAVOR**SUPPORT COST-EFFECTIVE SEWER SERVICE
VOTE YES ON MEASURE 3-164**

As a long time Board member for the Oak Lodge Sanitary District I know the importance of keeping sewer rates affordable. We have worked hard to manage our operations in a cost-effective manner despite rising costs and new environmental requirements. Now we are faced with **replacement or renovation of our 42-year-old wastewater treatment plant. This renovation or replacement is estimated to cost Oak Lodge Sanitary District ratepayers some \$34 million over the next 30 years.**

The Board of Directors, in partnership with other area wastewater treatment service providers, commissioned a study to determine if continuing to independently operate, maintain, repair, and replace three wastewater plants was the best long-term solution for Oak Lodge ratepayers. **That comprehensive study concluded that a single regional wastewater treatment facility is the most cost-effective, long-term solution for Oak Lodge.**

The Regional Wastewater Treatment Options Study highlighted **lower long-term costs, improved water quality, better environmental protection, and increased reliability** as major benefits of a single regional facility. **I am supporting Measure 3-164** because my job as a Director of Oak Lodge Sanitary District is to **ensure that our community and our ratepayers get the best value possible for their ratepayer dollars.** Joining with other service providers allows us to **become more efficient and cost-effective in the long run.**

I am asking that you join with me and other community leaders in supporting Measure 3-164. **A YES Vote on Measure 3-164 allows us to benefit from improved efficiency in a cost-effective manner that will serve our needs as well as future generations.**

VOTE YES ON MEASURE 3-164 TO:

**Reduce Long-Term Ratepayers Cost
Improve our Environment
Improve Water Quality in the Willamette River
Improve Reliability**

Furnished by:
Charles J. Petersen

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OAK LODGE SANITARY DISTRICT

Measure No. 3-164

ARGUMENT IN FAVOR

CLACKAMAS COUNTY COMMISSIONER LARRY SOWA URGES YOU TO VOTE YES ON MEASURE 3-164

As your Clackamas County Commissioner I am concerned with our communities, our environment, and the costs of public services. I am very much aware of the impact the costs of public services have on our residents and businesses. That is why Clackamas County, in partnership with Oak Lodge Sanitary District, commissioned a study of wastewater treatment services.

The Oak Lodge wastewater treatment facility is old and requires substantial investment to continue to meet service demands and environmental regulations. This investment is estimated to cost Oak Lodge ratepayers \$34 Million over the next 30 years and will dramatically increase ratepayer bills. Therefore, we determined the most appropriate course of action was to study whether it was prudent to continue to operate three wastewater treatment plants or if consolidating to a single regional facility would be **more cost-effective**.

Experts in wastewater treatment and public utility finance studied the current system and evaluated alternatives. Following sixteen months of study, the consultants released their report and **recommended a single regional facility as the most cost-effective long-term solution for the residents of Oak Lodge and Clackamas County**. The study concluded that a single regional facility provides the following benefits:

- Lower Long-term Cost
- Better Environmental Protection
- Operational Efficiencies
- Water Quality Improvements
- Improved ability to respond to new treatment requirements
- Greater Reliability in meeting service demands
- Save up to \$80 million dollars for the region including Oak Lodge ratepayers

Oak Lodge Sanitary District should join with other sanitary sewer service providers now to achieve the **greatest savings possible for the Oak Lodge ratepayer**. I have always supported efficient government and taxpayer and ratepayer value. That is why **I am supporting Measure 3-164**. Please vote **YES** for efficient and effective public services.

VOTE YES ON MEASURE 3-164

Furnished by:
Larry Sowa
Clackamas County Commissioner

ARGUMENT IN FAVOR

STATE REPRESENTATIVE CAROLYN TOMEI SUPPORTS MEASURE 3-164

I have a long history of active community involvement; first as a founder of my neighborhood association, then as mayor of the City of Milwaukie, and now as a State Representative. As I begin a new term in the Oregon House of Representatives, I am reminded that my job is to represent Oregonians and Oregon values – **Efficient and Effective Government Services, Protection of our Environment, and Preservation of our Quality of Life**.

I have worked to ensure that our citizens receive the best value for their taxpayer and ratepayer dollar. That is why **I am supporting Measure 3-164**. This measure promotes our community's values by providing the opportunity to deliver sanitary sewer and wastewater treatment services more efficiently and effectively.

Passage of Measure 3-164 will allow Oak Lodge Sanitary District ratepayers to reap the benefits of what experts in wastewater treatment and public utility finance have concluded after sixteen months of intensive study. Their report states that Oak Lodge Sanitary District ratepayers can share in the following benefits by participating in a regional wastewater treatment facility:

- Lower Long-term Cost
- Savings of up to \$80 million dollars over 30 years
- Operational Efficiencies
- Water Quality Improvements
- Greater Reliability
- Better Environmental Protection

The Regional Wastewater Treatment Options Study also projects that Oak Lodge ratepayers will have to **invest an estimated \$34 million** in their existing wastewater treatment plant **if they do not participate in a regional facility**. By participating in a regional facility the average **Oak Lodge ratepayer will save money**; growing to an estimated \$180 per year by 2030.

A regional wastewater treatment facility will enhance economic development opportunities, reduce long-term ratepayer costs, and improve water quality and environmental protection. **Please join me in supporting Measure 3-164**.

Furnished by:
Carolyn Tomei
State Representative

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OAK LODGE SANITARY DISTRICT

Measure No. 3-164**ARGUMENT IN FAVOR****OAK LODGE RATEPAYERS URGE A YES VOTE ON
MEASURE 3-164**

As Oak Lodge residents and ratepayers, we are concerned with the potential for new or expanded wastewater treatment facilities in our neighborhood. **Our 42-year-old sewage treatment plant is outdated and requires millions of ratepayer dollars to continue to serve our community.** We must consider the long-term cost to Oak Lodge ratepayers and the appropriateness of having a sewage treatment plant in a residential neighborhood.

As concerned citizens and local residents, we strongly support Oak Lodge Sanitary District joining with other sanitary sewer service providers to share in a regional wastewater treatment facility that will best serve our community's needs for generations to come. **A YES vote on Ballot Measure 3-164 will enhance our quality of life and produce Oak Lodge ratepayer savings. The Oak Lodge community cannot afford to pass up this once in a lifetime opportunity.**

- A decade ago **Oak Lodge Water District** partnered with other water providers in a shared water treatment plant to **Reduce Costs**.
- A few years ago **Oak Lodge Fire District** joined with Clackamas County Fire District No. 1 to **Reduce Costs**.
- We have a chance to join with other sewer service providers to **reduce long-term costs**.
- This measure does not dissolve or eliminate Oak Lodge Sanitary District. **Measure 3-164 simply allows Oak Lodge Sanitary District to join with other service providers in the region to share the benefits of a single wastewater treatment facility.**
- We can have the ratepayer benefits of **Economies of Scale** through **Reduced Operating Costs** while still retaining **Local Control**.

Please join with us in supporting Ballot Measure 3-164.

**Greg and Erin Leedy
Walt and Shirley Steinbrenner
Brad and Kamy Smith
Tom and Nancy Myers**

Furnished by:
Greg and Erin Leedy

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ARGUMENT IN FAVOR**MAYOR JIM BERNARD
URGES YOU TO VOTE YES
ON MEASURE 3-164****STOP DRAMATIC INCREASES IN SEWER BILLS**

A YES vote on Measure 3-164 means Oak Lodge Sanitary District customers won't have to rebuild or replace the **existing 42-year old treatment plant**—at an estimated cost for District ratepayers of **\$34 million**, which will require **dramatic increases in monthly bills**.

REGIONAL FACILITY MEANS GOVERNMENT EFFICIENCY

A YES vote on Measure 3-164 will result in **operational efficiencies**. Consolidating wastewater treatment functions into one facility serving multiple communities will allow Oak Lodge Sanitary District customers to **benefit from economies of scale**.

PROMOTE EFFICIENT DISTRICT OPERATIONS

A YES vote on Measure 3-164 will result in **increased reliability** in meeting Oak Lodge Sanitary District's service demands and **will improve the District's ability to respond** to new treatment requirements.

PROTECT OUR VALUABLE NATURAL RESOURCES

A YES vote on Measure 3-164 will result in **better environmental protection** and help ensure that the Oak Lodge community's **quality of life is preserved**.

REDUCE LONG-TERM COSTS & SAVE RATEPAYER DOLLARS

A YES vote on Measure 3-164 will save **Oak Lodge Sanitary District resident's money** in the long-run and help **keep sewer rates low**.

Please join me and other community members in supporting government efficiency, preserving our natural resources, and saving ratepayer dollars.

VOTE YES ON MEASURE 3-164.

Furnished by:
Jim Bernard
Milwaukie Mayor

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OAK LODGE SANITARY DISTRICT

Measure No. 3-164

ARGUMENT IN FAVOR

Local Business Owner Supports Measure 3-164

As a local business owner I understand the importance of providing value to my customers. As a local business owner I also understand the importance of good value in the services I receive.

Private business must adapt to the changing environment to continue to be successful. Public services should do the same. That is why I am supporting Oak Lodge Sanitary District's participation in a regional wastewater treatment facility. Joining with other service providers in a shared wastewater treatment facility will:

- Reduce Long-term Ratepayer Costs
- Provide Better Customer Value
- Provide Better Environmental Protection
- Increase Operational Efficiency
- Provide Greater Reliability in Service

In my business I don't continue to invest in equipment that is old and prone to breakdown or failure because I cannot guarantee that I can serve my customers well. When my equipment gets old I replace it. Our 42-year old wastewater treatment plant requires constant investment to meet service and environmental requirements. This investment will exceed the cost of replacement over time.

We can build and operate a new, more cost-effective shared facility for less money overall than it will cost us if we continue to rebuild and replace our old plant. That is why I am supporting Measure 3-164.

Oak Lodge Sanitary District has served the community well for more than four decades. Let us give them the opportunity to continue to serve the community well in a cost-effective manner that benefits ratepayers and the environment by voting **YES on Measure 3-164**.

By supporting Measure 3-164 we can build on the legacy of the past for a **Better Future**.

Join me in Voting YES on Measure 3-164

Furnished by:
Ronald J. Gauger
Atlas Electrical Contractors, Inc.

ARGUMENT IN OPPOSITION

The current Oak Lodge Sanitary District plant has treatment capacity far in excess of any future needs in the existing district. We will never need to enlarge it. **It is completely debt free.** A few years ago a new diffuser was installed in the Willamette River. Your district has constantly upgraded the facilities on a pay-as-you-go basis. We have spent millions in the last few years placing new pumps, new electrical systems and new backup generators at each pump station. Recently we have changed from a liquid to a solid disposal system. Last summer the district installed a new oxygenating system that has been a great success.

The Oak Lodge processing plant is up to date, efficient and debt free. Do you really want to pay to demolish it and go into debt for an expanded treatment plant in Oregon City?

Protect your investment. Join us in voting no on 3-164

Dr. Elton Storment
Carol Storment
Thomas C. Foeller
Pat Kennedy
David R. Seigneur

Furnished by:
Elton Storment
Carol Storment

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OAK LODGE SANITARY DISTRICT

Measure No. 3-164**ARGUMENT IN OPPOSITION**

As a resident of the Oak Lodge area for the past 40 years, I have taken a very protective attitude towards the proposed elimination of the Oak Lodge Sanitary District. The OLSD area citizens are being ask to give away their very valuable plant, buildings, 100 miles of sewer pipelines, 65 miles of surface water drainage systems, wastewater outfall permit, \$5 million in cash and Local Control, for the promise, 30 years in the future, of rates that might be slightly lower than if we go-it-alone.

While some service areas may benefit from a consolidated plant in Oregon City, Oak Lodge Sanitary residents do not. With a projected cost of consolidation over the next 20 years of \$450 million, we cannot afford this gamble.

Remember, we have no debt, \$5 million in cash, an updated plant and equipment, a new office building and no debt. We are a mature, 80%+ builtout district with a plant with excess capacity and we have Local Control.

I urge you to vote no on this effort to give our very valuable asset away.

Vote no M 3-164

Furnished by:
Wayne Hamersly

ARGUMENT IN OPPOSITION

Join us in voting NO on Measure 3-164

Our Facility (Oak Lodge Sanitary District)

- Our Current Capacity will handle future population growth. The population within the service boundaries is already about 85% of maximum. The existing plant is designed to handle the sewage load that might be added by families moving into the 15% that remains. Even if growth should exceed capacity, any expansion would be minor compared to what is proposed by Measure 3-164.
- Our Facility is physically and mechanically sound. It should require only routine maintenance to be very serviceable well into the future.
- Our Facility is already paid for, and there is adequate money in the bank to pay operating expenses with cash reserves (reportedly \$4,000,000). This is money you already paid, in good faith, for the operation of a local facility.
- Measure 3-164 will demolish our debt-free, fully functioning Facility and our financial assets will be used to support growth in other parts of the County.

Flaws with the concept

- The project they are seeking to approve will unify countywide sewage treatment in a single large plant, and destroy ours.
- Consider the environmental impact of a potential spill from a mega-plant.
- Sound business practices mandates diversification not unification.
- If there were really benefits of scale General Motors would have a single assembly plant instead of the many they actually have.

Bottom Line

- Vote NO to keep our facility in place, and preserve the monies you have already paid for its operation.
- Vote YES to destroy our facility, allow your money to be used by other parts of the county, and eliminate local control of your sewage treatment system.

Endorsed by:
Frances Chauvin
Roy Paola
Douglas A. Woods
Roy J. Smith
William L. Bader

Furnished by:
Homer W. Jones, Ph.D.

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OAK LODGE SANITARY DISTRICT

Measure No. 3-164

ARGUMENT IN OPPOSITION

Oak Lodge Citizens Urge you to vote NO on Measure 3-164

Here are some reasons why we need to vote NO...

The Oak Lodge Sanitary District (OSLD) Board of Directors are not unanimous in their support of closing the Oak Lodge sewer plant.

The Clearwater project raised more questions than it answered.

The County says this is about the need for additional sewer capacity.

This is true countywide except **Oak Lodge has ample capacity.**

Closing the Oak Lodge plant will mean Oak Lodge residents will need to spend millions of dollars to expand the sewer plant in Oregon City.

This raises the question of growth and who pays for it. **Growth should pay for growth.** Question: Should a mature Oak Lodge pay for the infrastructure needs in Damascus and the balance of East County? **NO!**

OSLD is debt free, their facilities are readily upgradeable and have sufficient capacity to carry this community over the next 30 years.

If it ain't broke, don't let government fix it.

Pay close attention to who submitted the "Arguments in Favor" on this issue.

- Do these people actually live in, or own a business in the OSLD area?
- What kind of status, reputation or influence do they hold **WITHIN** the **OAK LODGE COMMUNITY?**
- Are the persons submitting the Arguments in Favor involved in the **political arena?**
- **What do they gain** from this consolidation, merger or whatever it becomes?

We are your neighbors and local business owners who are trying to place some common sense into this issue. Our names are listed here.

Dick Jones	Jim Knapp Jr.	H. Palmer Kellum Jr.
Robert Waldt	Patricia A. Risley	Theresa Scott
Punky Scott	Jayson Scott	Richard W. Holmes
Thelma Haggemiller	Michael D. Borg	
George A. Schneider	Harold M. Zinzer	

Please visit our website www.ortem.org/no for much more detailed information or call 503/654-4367. or write to PO Box 68085

Please vote NO on Measure 3-164

Furnished by:
Oak Lodge Citizens Against 3-164

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

WHEN MAY I REGISTER & WHAT IS THE REGISTRATION 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, banks, the DMV, and Clackamas County Elections, 825 Portland Avenue in Gladstone. There is a copy of the form in the Qwest Telephone Directory, Blue Government Pages. You can download and print a form in PDF format from the Secretary of State's web site at the Oregon Voter Registration link <http://www.sos.state.or.us/elections/elechp.htm>

WHAT INFORMATION IS REQUIRED?

In October 2002, the "Help America Vote Act" was signed into law. The Act changes voter registration requirements nationwide for voting in federal elections. A person registering to vote is asked to provide identification **only** if they are a new registrant in the county in which they are registering, and they are mailing the registration card via the U.S. Postal Service. Identification is **not** required for updates within the same county, or for any new registrations delivered in person or by means other than mail via the U.S. Postal Service.

Sufficient identification is: a copy of a current, valid photo identification (such as driver's license), or a copy of a paycheck stub, utility bill, bank statement or other government document showing the registrant's name and address.

If identification 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), 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.

DROP SITE LOCATIONS

Ballots may be deposited at any of the following locations **beginning Saturday, February 19 and continuing until 8:00 p.m. on Tuesday, March 8 (Election Day)**. Ballots will **not** be accepted at any location **after 8:00 p.m.** on Election Day, March 8. Postage is not required on ballots returned to drop site locations.

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

Clackamas Corner Library
11750 S.E. 82nd Ave. , Suite D
(N.E. corner - Town Center lot)
Portland
Phone: 503.722.6222

Mon	CLOSED
Tue - Thur	10:00 am - 8:00 pm
Fri, Sat	10:00 am - 5:00 pm
Sun	12:00 pm - 5:00 pm

Oak Lodge Library
16201 S.E. McLoughlin Blvd.
Oak Grove
Phone: 503.655.8543

Mon	CLOSED
Tue - Thur	10:00 am - 8:00 pm
Fri, Sat	10:00 am - 5:00 pm
Sun	12:00 pm - 5:00 pm

Sandy Library
38980 Proctor Blvd.
Sandy
Phone: 503.668.5537

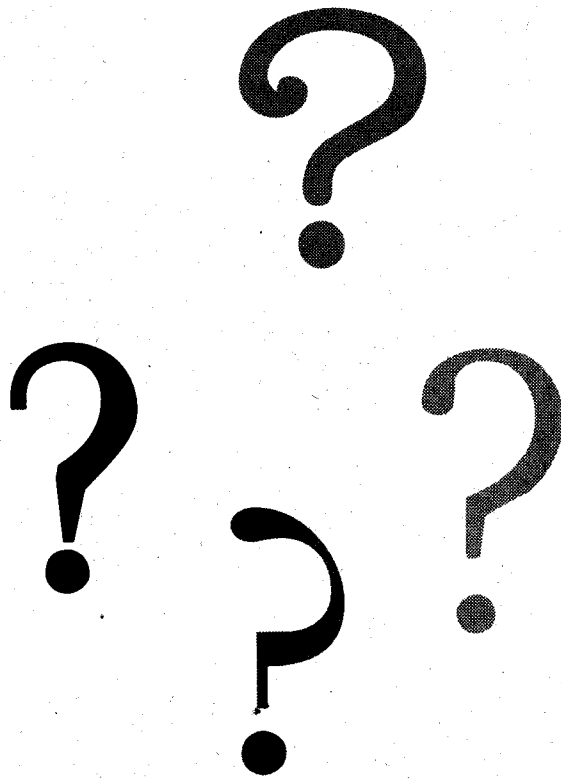
Mon - Thur	11:00 am - 7:00 pm
Fri	10:00 am - 6:00 pm
Sat	10:00 am - 5:00 pm
Sun	1:00 pm - 5:00 pm
Tuesday 3/8	11:00 am - 8:00 pm

Clackamas County Elections
825 Portland Ave.
Gladstone
Phone: 503.655.8510

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

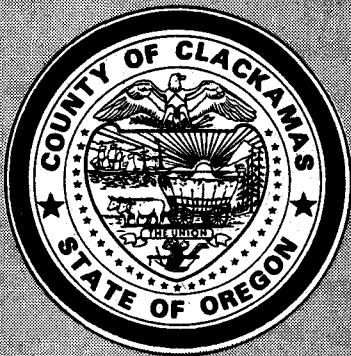
Ballot drop slot (front of building, to the right of the front door) available 24 hours every day.

QUESTIONS?



Call the
Clackamas County
Elections Division
at 503.655.8510.

Hearing Impaired
please dial TDD / TTY
503.655.1685



CLACKAMAS COUNTY VOTERS' PAMPHLET

**ELECTIONS DIVISION
825 PORTLAND AVE.
GLADSTONE, OR 97027**

**SHERRY HALL
COUNTY CLERK**

Visit us on the World Wide Web:
www.co.clackamas.or.us/elections

Election results will be posted
beginning shortly after 8:00 p.m.
on election night.

In order for voted ballots to be
counted, they must be received
at the Elections Office, or at any
Drop Site Location (see list on
page 16), by **8:00 p.m.** on
Tuesday, March 8, 2005

Measure Arguments
are printed as submitted.

SPECIAL ELECTION

MARCH 8, 2005



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	Drop Site Locations . . .	Page 16
	Measures/Arguments	
	3-158	Page 3
	3-159	Page 7
	3-160	Page 10
	3-161	Page 13

Please **recycle** this pamphlet with your newspapers



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 candidate 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.

Remember: If you vote for more than the number of candidates allowed for an office, or you vote both YES and NO on a measure, it is called an overvote, and your vote for that candidate or measure will not be counted.

2

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!**

If you make an error on your ballot, spoil it in any way or lose it, contact the Clackamas County Elections Division at 503.655.8510 / TTY 503.655.1685 to request a replacement.

3

Return your Official Ballot

Place your voted Official Ballot in the ballot secrecy envelope and seal the envelope. Place the sealed secrecy envelope in the return identification envelope (white with colored edge) and seal it.

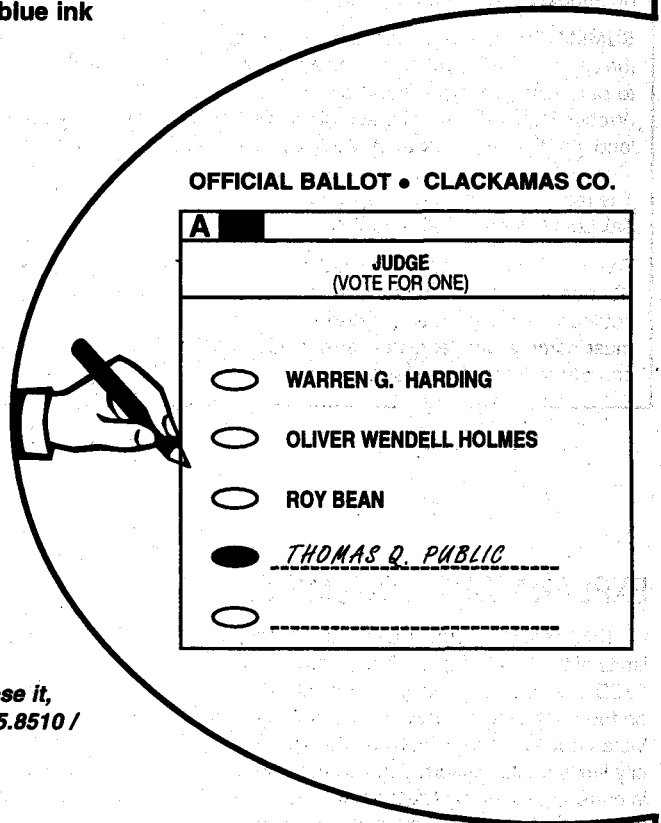
Remember: Read and sign the Voter's Statement on the return identification envelope. Your ballot will not be counted if the return identification envelope is not signed.

By mail:

- Attach sufficient first-class postage to the **signed** and sealed return identification envelope. Mail it as soon as possible to arrive at the Clackamas County Elections Division no later than 8:00 p.m. on Election Day. **Postmark does not count!**

In person:

- Deliver the **signed** and sealed return identification envelope to any official drop site location (see list on Page 16) no later than 8:00 p.m. on Election Day. **Postage is NOT required if delivered to a drop site location!**



**Questions? Need assistance in voting due to a permanent or temporary disability?
Please call the Elections Division at 503.655.8510 / TTY 503.655.1685.**

CITY OF SANDY

Measure No. 3-158**BALLOT TITLE****MEASURE APPROVING ANNEXATION OF 9.42 ACRES INTO CITY OF SANDY**

QUESTION: Shall 9.42 acres on the north side of Vista Loop Drive near the western intersection of Vista Loop Drive and Highway 26 be annexed into the Sandy city limits?

SUMMARY: Annexation is the legal process to bring property into the city limits. Don Oakley of Oakley Properties LLC under contract to purchase property owned by Harvey Stump and Evelyn Dunn (Weber Family Trust), has asked the city to bring four parcels of land on the north side of Vista Loop Drive near the western intersection of Vista Loop Drive and Highway 26 into the city limits. The legal description of the properties is: T2S R5E Section 18CD Tax Lots 100, 500, 600, and 700.

The annexation area is located within Sandy's Urban Growth Boundary and is contiguous to the city limits on its western and southern borders. Future development requires City review and must comply with land use laws including Chapter 17.60, Flood and Slope Hazard Overlay District.

The Sandy City Council conducted a public hearing on November 1, 2004 and approved this application for inclusion on the March 2005 ballot by adopting Resolution 2004-28 by a 7-0 vote.

Furnished by:
Larry Stohosky
City Recorder

EXPLANATORY STATEMENT

This measure would approve annexation of 9.42 acres into the city limits of the City of Sandy. The property is known as T2S R5E Section 18CD Tax Lots 100, 500, 600, and 700. The annexation area is located on the north side of Vista Loop Drive near the western intersection of Vista Loop Drive and Highway 26. The property is contiguous to the city limits on its western and southern borders. The requested parcel is currently zoned by Clackamas County as RRRFF-5. If annexation of this parcel is approved by voters, it will be zoned SFR (Single Family Residential) for Tax Lots 100 and 500 and R-2 (Medium Density Residential) for Tax Lots 600 and 700 as required under the City's Comprehensive Land Use Plan. The SFR zoning district allows a density of between 2 and 6 units per gross acre and the R-2 zoning district a density between 8 and 14 units per gross acre.

Don Oakley of Oakley Properties LLC under contract to purchase properties owned by Harvey Stump and Evelyn Dunn (Weber Family Trust) 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.

The subject property is currently vacant and is mostly forested. Access to the subject property would be from Vista Loop Drive subject to approval by the City of Sandy and the Oregon Department of Transportation. Approximately one-half of the property is contained within the Flood and Slope Hazard Overlay District because of steep slopes. Following annexation, development of this property will require a separate land use application process demonstrating compliance with applicable sections of the Sandy Development Code including Chapter 17.60, Flood and Slope Hazard Overlay District.

A public water line exists along the site's southern boundary and sanitary sewer service is available to serve the property. All future development on this site will also be required to conform to applicable stormwater management policies and regulations.

CITY OF SANDY

Measure No. 3-158

ARGUMENT IN FAVOR

My name is Linda Malone and I want to encourage the citizens of Sandy to vote yes on Measure 3-158, the annexation of 10 acres of land on the eastside of Sandy. This annexation is a logical and progressive extension of our current city limits. This annexation is needed to complete the realignment of Vista Loop with Highway 26. This proposed realignment will greatly increase the safety of this intersection. In the city's street master plan this intersection will align with the future extension of Dubarko Road to the south. The annexation of this 10 acres will allow for that future intersection.

The plans to maximize the view potential of this property and to enhance the value of this property with development will be of great benefit to Sandy. The inclusion of this property within the city limits of Sandy is the right thing to do. The logical and progressive extension of our city will help to keep us vibrant and thriving city. It is important to support conscientious and thoughtful approaches to growth. Measure 3-158 is consistent with that goal. It will benefit the citizens in the area of the annexation with a safer intersection and all of our citizens with a quality development.

Join me in voting yes on Measure 3-158 for a positive future and ongoing prosperity for Sandy.
Vote Yes on Measure 3-158.

Furnished by:
Linda K. Malone

ARGUMENT IN FAVOR

Dear Sandy Voters:

We request your support for annexation of this Vista Loop property. The property has been in our family for many years.

Annexation will allow proper development of our land, so that Sandy can have an attractive and well-designed eastern gateway to the community.

After careful consideration, we feel that the time is right for this property to become part of the City of Sandy.

On behalf of our family, we ask your support for this annexation.

Please vote yes.

Thank you for considering our family's request.

Furnished by:
Carl and Fran Weber

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CITY OF SANDY

Measure No. 3-158**ARGUMENT IN FAVOR**

My wife and I have worked in Sandy for the last six years. During that time, we have met many people in Sandy: neighbors, other volunteers on City committees and workshops, business people in town, and homeowners. We feel that it is important to be involved in the community where we work and to support community activities.

We have dedicated acres for parks and open spaces because we believe in creating a sense of community for children and their families.

We feel that controlled changes are the best approach for long term livability.

Please support this request for annexation by voting YES

Thank you.

Furnished by:
Don & Maria Oakley

ARGUMENT IN FAVOR

To the Voters of Sandy:

I feel that this new annexation will continue to make our town a safe and a healthy place to live and raise a family. The careful and well thought-out guidelines from the City have guided growth in a reasonable way. We have also added parks to our community that are a unique assets for our children.

Please support this measure by voting Yes..

Furnished by:
Keri Laine

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CITY OF SANDY

Measure No. 3-158

ARGUMENT IN FAVOR

Dear citizens of Sandy.

I own the property under consideration for annexation to the City of Sandy.

It is important for me to sell this property at this point in my life to supplement my retirement income.

I feel that it is time for some land on the east side of Sandy to come into the City, to balance out the growth that is occurring on the west side of town.

I also understand that the developer will help pay for a needed traffic light and safety improvements along Highway 26.

Thank you for your yes vote.

Sincerely,
Eleanor Stump

Furnished by:
Eleanor Stump

ARGUMENT IN FAVOR

My husband and I have lived in Sandy for the last three years and are very happy about our decision to move here. We feel that Sandy is moving in the right direction. We support this annexation for many reasons, especially the improvements on Highway 26 at Vista Loop that will be done with no public expense. These traffic improvements will help slow down traffic coming into town from Mt Hood and will make safer driving.

I support this annexation and hope that you will also.

Furnished by:
Avalyn Whitehead

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

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CITY OF SANDY

Measure No. 3-159**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 or in person at any county elections office or at a designated state agency, including the Department of Motor Vehicles and some public assistance agencies.

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Sufficient identification is: a copy of a current, valid photo identification (such as driver's license), or a copy of a paycheck stub, utility bill, bank statement or other government document showing the registrant's name and address.

If identification 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), 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.

BALLOT TITLE

MEASURE APPROVING ANNEXATION OF 6.00 ACRES INTO CITY OF SANDY

QUESTION: Shall 6.00 acres west of Bluff Road and the extension of Agnes Street, north of Green Mountain Street be annexed into the Sandy city limits?

SUMMARY: Annexation is the legal process to bring property into the city limits. James Rixen as applicant and property owner has asked the city to bring one parcel of land west of Bluff Road and the extension of Agnes Street and north of Green Mountain Street into the city limits. The legal description of the properties is: T2S R4E Section 11AC Tax Lots 1600.

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

EXPLANATORY STATEMENT

This measure would approve annexation of 6.00 acres into the city limits of the City of Sandy. The property is known as T2S R4E Section 11AC Tax Lot 1600. The annexation area is west of Bluff Road and the extension of Agnes Street, north of Green Mountain Street. The property is contiguous to the city limits on its eastern border. The requested parcel is currently zoned by Clackamas County as RRRF-5. If annexation of the parcel is approved by voters, it be zoned SFR (Single Family Residential) as required under the City's Comprehensive Land Use Plan. The SFR zoning district allows a density between 2 and 6 units per gross acre.

James Rixen 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 mix of forested land and pasture. Access to the subject property would be from an extension of Agnes Street subject to approval by the City of Sandy and the Oregon Department of Transportation. 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 water and septic system. Future development will require the extension and connection of city water and sanitary 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 6, 2004 and approved this application for inclusion on the March 2005 ballot by adopting Resolution 2004-38 by a 5-1 vote.

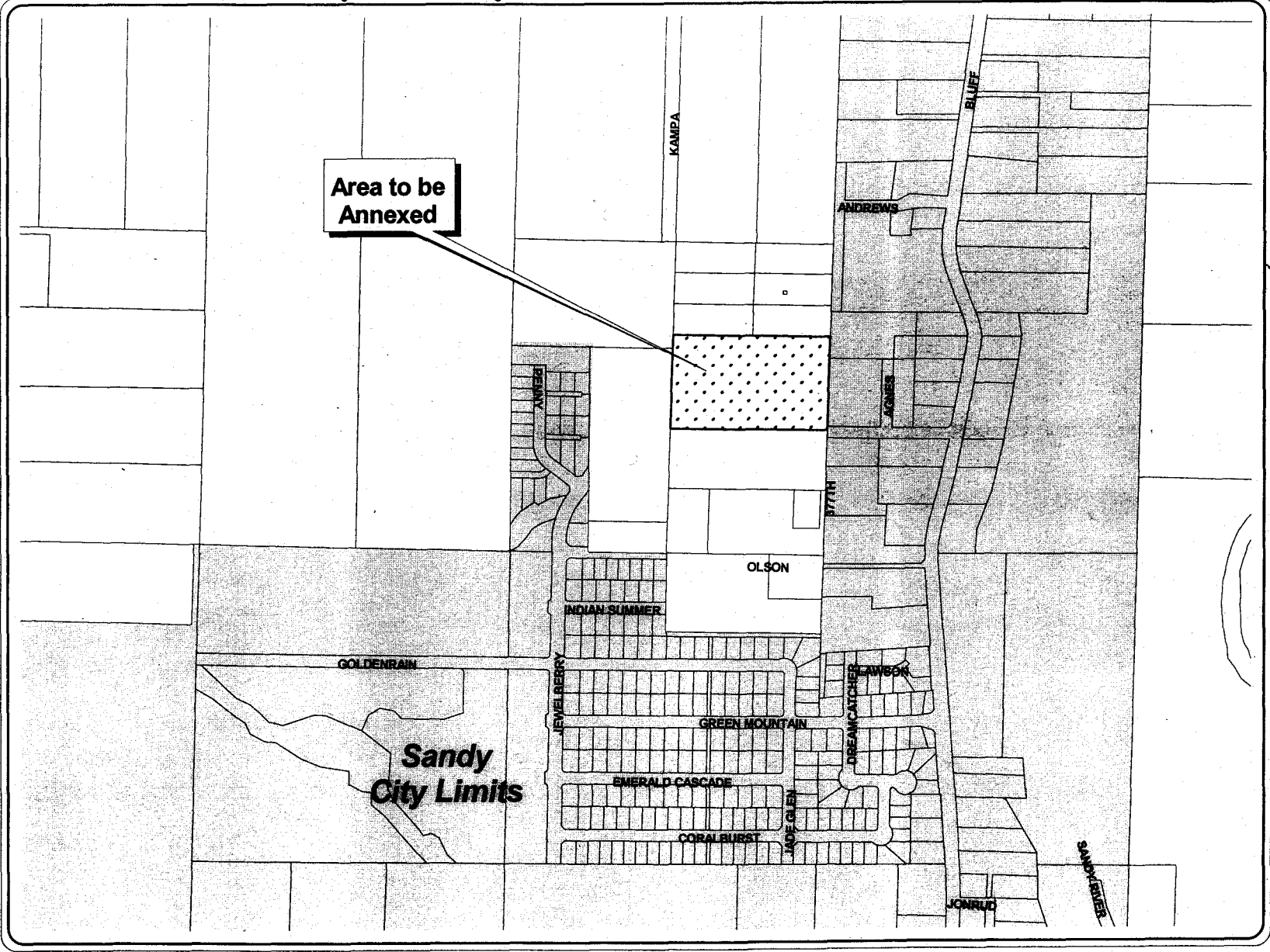
Furnished by:
Larry Stohosky
City Recorder

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

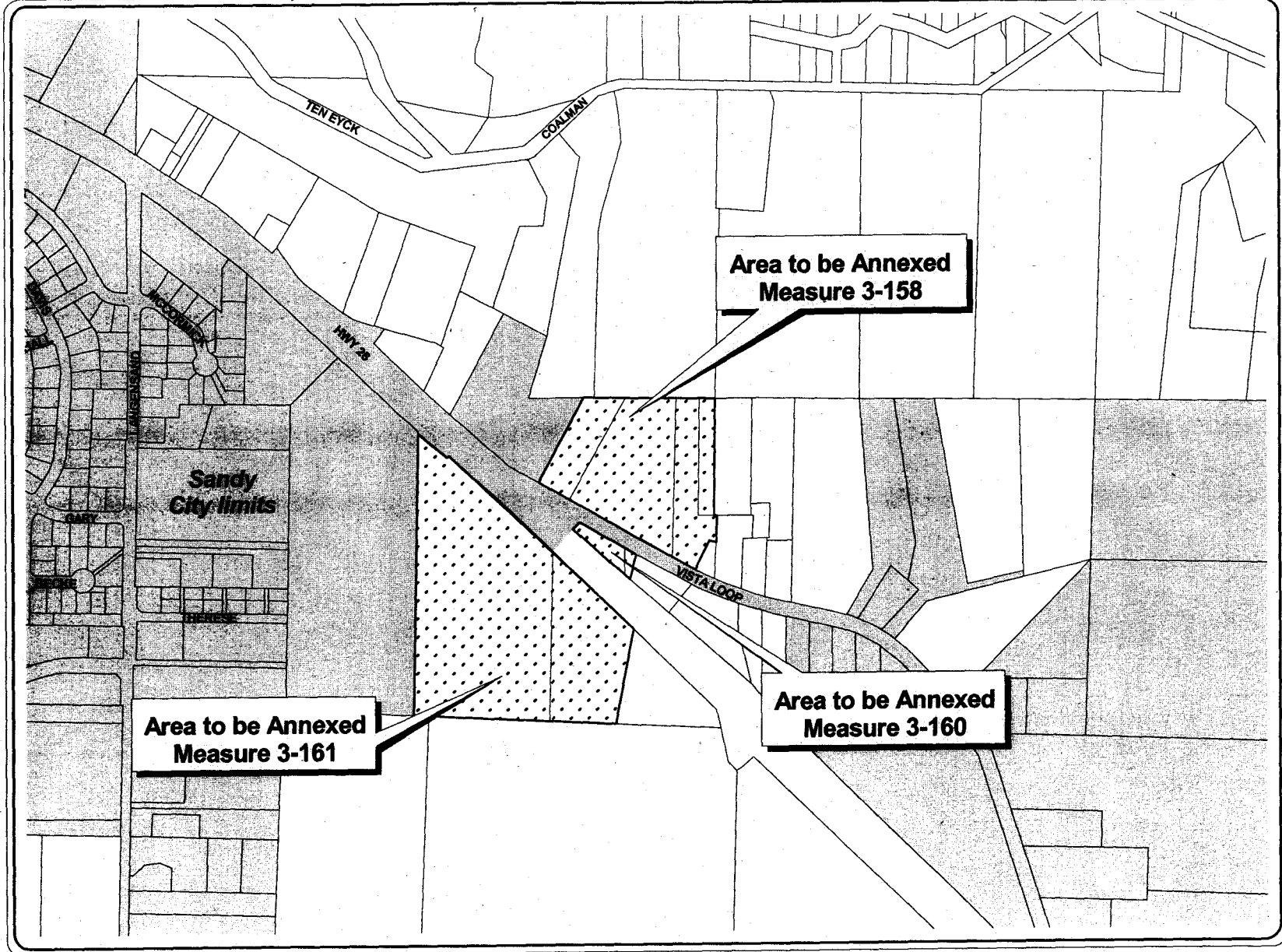
Measure 3-159 City of Sandy



CITY OF SANDY



Measures 3-158, 3-160, 3-161 City of Sandy



CITY OF SANDY

CITY OF SANDY

Measure No. 3-160

BALLOT TITLE

MEASURE APPROVING ANNEXATION OF 0.56 ACRES INTO CITY OF SANDY

QUESTION: Shall 0.56 acres between Vista Loop Drive and Highway 26 at the western intersection of Vista Loop Drive and Highway 26 be annexed into the Sandy city limits?

SUMMARY: Annexation is the legal process to bring property into the city limits. Don Oakley of Oakley Properties LLC under contract to purchase property owned by Denise Martin, has asked the city to bring two parcels of land between Vista Loop Drive and Highway 26 at the western intersection of Vista Loop Drive and Highway 26 into the city limits. The legal description of the properties is: T2S R5E Section 18CD Tax Lots 1200 and 1300.

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

The Sandy City Council conducted a public hearing on December 6, 2004 and approved this application for inclusion on the March 2005 ballot by adopting Resolution 2004-37 by a 6-0 vote.

Furnished by:
Larry Stohosky
City Recorder

EXPLANATORY STATEMENT

This measure would approve annexation of 0.56 acres into the city limits of the City of Sandy. The property is known as T2S R5E Section 18CD Tax Lots 1200 and 1300. The annexation area is located between Vista Loop Drive and Highway 26 at the western intersection of Vista Loop Drive and Highway 26. The property is contiguous to the city limits on its western and northern borders. The requested parcel is currently zoned by Clackamas County as RRRFF-5. If annexation of these parcels is approved by voters, they will be zoned R-2 (Medium Density 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.

Don Oakley of Oakley Properties LLC under contract to purchase properties owned by Denise Martin 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 one of the parcels and the property contains a mix of forested land and pasture. Access to the subject property would be from Vista Loop Drive subject to approval by the City of Sandy and the Oregon Department of Transportation. Following annexation, development of this property will require a separate land use application process demonstrating compliance with applicable sections of the Sandy Development Code.

A public water line exists along the site's northern boundary and sanitary sewer service would be extended to serve the property at the time of development. All future development on this site will also be required to conform to applicable stormwater management policies and regulations.

CITY OF SANDY

Measure No. 3-160**ARGUMENT IN FAVOR**

I live in a neighborhood which the Oakleys have built and feel like there is a real sense of community. As a widow, a feeling of safety is very important to me and it is comforting to know that I have neighbors I can count on.

Please support this annexation.

Furnished by:
Ruby A. Kukla

ARGUMENT IN FAVOR

My wife and I have worked in Sandy for the last six years. We feel that it is important to be involved in the community where we work and to support community activities.

We have purchased and donated to the City of Sandy more than 14 acres of wooded land along Tickle Creek to help protect this valuable resource. We are currently working on our 4th public park that we have built in the City and believe that providing these types of recreational opportunities is vital for children and adults.

This annexation on the east side and gateway to the mountain will help balance the changes that have occurred on the west side of town to promote a cohesive community.

We respectfully ask you for your YES vote on this measure.

Furnished by:
Don & Maria Oakley

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CITY OF SANDY

Measure No. 3-160

ARGUMENT IN FAVOR

My family and I enjoy living in Sandy. We support the annexation of this property because we have seen how careful planning can create a livable environment where one can feel proud to call home and where our children may one day choose to live.

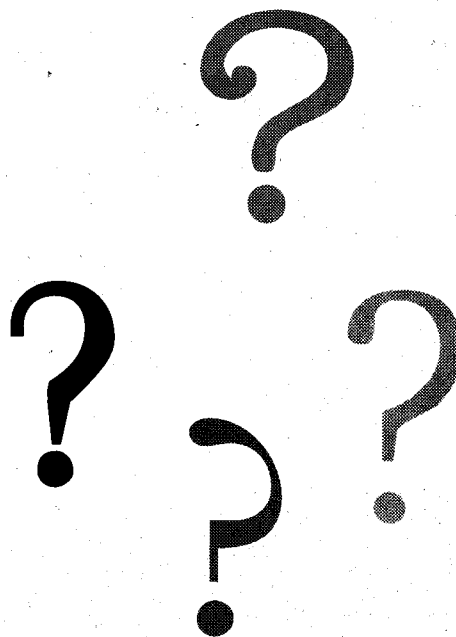
Please support this annexation by voting YES!

Furnished by:
Jennifer and James Williams

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

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QUESTIONS?



Call the
Clackamas County
Elections Division
at 503.655.8510.

Hearing Impaired
please dial TDD / TTY
503.655.1685

CITY OF SANDY

Measure No. 3-161**BALLOT TITLE**

MEASURE APPROVING ANNEXATION OF 15.58 ACRES INTO CITY OF SANDY

QUESTION: Shall 15.58 acres on the south side of Highway 26, east of Langensand Road, south of the west end of Vista Loop Drive be annexed into the Sandy city limits?

SUMMARY: Annexation is the legal process to bring property into the city limits. Don Oakley of Oakley Properties LLC under contract to purchase property owned by Irene Schoppert and William Brain, has asked the city to bring two parcels of land on the south side of Highway 26, east of Langensand Road, south of the west end of Vista Loop Drive into the city limits. The legal description of the properties is: T2S R5E Section 18CD Tax Lots 900 and 1000.

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

The Sandy City Council conducted a public hearing on December 6, 2004 and approved this application for inclusion on the March 2005 ballot by adopting Resolution 2004-36 by a 6-0 vote.

Furnished by:
Larry Stohosky
City Recorder

EXPLANATORY STATEMENT

This measure would approve annexation of 15.58 acres into the city limits of the City of Sandy. The property is known as T2S R5E Section 18CD Tax Lots 900 and 1000. The annexation area is located on the south side of Highway 26, east of Langensand Road, south of the west end of Vista Loop Drive. The property is contiguous to the city limits on its western and northern borders. The requested parcel is currently zoned by Clackamas County as RRF-5. If annexation of these parcels is approved by voters, they will be zoned R-1 (Low Density Residential) and R-2 (Medium Density Residential) for Tax Lot 900 and C-3 (Village Commercial) for Tax Lot 1000 as required under the City's Comprehensive Land Use Plan. The R-1 zoning district allows a density of between 5 and 10 units per gross acre and the R-2 zoning district a density between 8 and 14 units per gross acre.

Don Oakley of Oakley Properties LLC under contract to purchase properties owned by Irene Schoppert and William Brain 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 each property and the property contains a mix of forested land and pasture. Access to the subject property would be from an extension of Dubarko Drive from the west connecting with Highway 26 subject to approval by the City of Sandy and the Oregon Department of Transportation. Following annexation, development of this property will require a separate land use application process demonstrating compliance with applicable sections of the Sandy Development Code.

A public water line exists along the site's northern boundary and sanitary sewer service would be extended to serve the property at the time of development. All future development on this site will also be required to conform to applicable stormwater management policies and regulations.

CITY OF SANDY

Measure No. 3-161

ARGUMENT IN FAVOR

My name is Linda Malone and I strongly support Measure 3-161. I urge the citizens of Sandy to vote yes on this measure. The inclusion of 12.6 acres in the city limits of Sandy will greatly benefit our city. This land is need to complete the extension of Dubarko Road. When Dubarko Road is complete it will give citizens a major alternative for east-west travel in Sandy. When combined with the annexation north of Highway 26 it will allow the creation of a better and safer alignment of Vista Loop and the highway with Dubarko Road.

This land is a logical extension of the current city limits and will provide both commercial and residential opportunities. The options for the eastern areas of Sandy are limited and this property has the potential of meeting some of the commercial needs for citizens in this part of town. I believe in supporting actions that are in the best interest of both the present and the future of Sandy, this annexation will be good for both.

This land is going to be an important addition to the City of Sandy. It is a positive and progressive extension of our city limits. Join me in helping to pass Measure 3-161 for the benefit of our city and its citizens. Vote yes on 3-161.

Furnished by:
Linda K. Malone

ARGUMENT IN FAVOR

Dear Sandy Citizens,

My name is Irene Schoppert. My late husband Ray and I have lived and worked in the Sandy area for 45 years, and we have owned this particular property for 25 years.

After considerable thought, I decided it was time to sell our property and bring it into the city. It seems only fair that we should be able to develop our property in a manner consistent with Sandy's planning and zoning regulations.

I was very pleased to receive an offer from Don and Maria Oakley, because of their reputation as good people who do quality work.

My hope is that the citizens of Sandy will support this annexation request.

Respectfully,
Mrs. Ray Schoppert

Furnished by:
Irene and Alice Schoppert

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CITY OF SANDY

Measure No. 3-161**ARGUMENT IN FAVOR**

My wife and I have worked in Sandy for the last six years. During that time, we have met many people in Sandy: neighbors, other volunteers on City committees and workshops, business people in town, and homeowners.

We feel that it is important to be involved in the community where we work and to support community activities. We have helped support the Sandy Historical Society, the aquatic center, the City's Music in the Park program, various Sandy High School fund raisers, the skate park, and other important community programs.

We feel that traffic safety is an important issue for all of us. The improvements at Vista Loop and Highway 26 will solve several traffic problems while increasing safety.

Please vote YES to ensure that these traffic improvements will be completed.

Thank you for your support.

Furnished by:
Don & Maria Oakley

ARGUMENT IN FAVOR

Fellow Sandy Residents:

My name is Kristine Kelvin. My husband and I live in a newer neighborhood in Sandy, which is a safe and well-designed, with two parks and a real sense of community. My mother and sister also live in Sandy because of the City's quality of life. Both my husband and I work full time, so it is a great relief for us to live in a child-friendly environment.

We've come to appreciate the fact that a neighborhood can be built with old-fashioned community values. My nine-year old son has made many new and good friends at the children's play park.

We believe that Sandy would benefit from this annexation, because it would allow others to share in the opportunity for the kind of balance we all seek in our lives. We trust that Mr. Oakley will continue to create high quality and livable neighborhoods in the Vista Loop area that will be a true asset to the community.

For all of these reasons, please vote yes for this annexation.

Sincerely,
Kristine Kelvin

Furnished by:
Kristine Kelvin

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CITY OF SANDY

Measure No. 3-161

ARGUMENT IN FAVOR

My name is Jim Buss and I live and work in Sandy. I support this annexation for many reasons: for one, our community needs good employment opportunities; also, the traffic and road improvements will make our neighborhoods more safe.

Please vote yes to maintain the quality of life in Sandy that we all enjoy.

Furnished by:
James D. Buss, Jr.

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

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DROP SITE LOCATIONS

Ballots may be deposited at any of the following locations **beginning Saturday, February 19 and continuing until 8:00 p.m. on Tuesday, March 8 (Election Day)**. Ballots will not be accepted at any location after 8:00 p.m. on Election Day, March 8. Postage is not required on ballots returned to drop site locations.

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

Clackamas Corner Library
11750 S.E. 82nd Ave. , Suite D
(N.E. corner – Town Center lot)
Portland
Phone: 503.722.6222

Mon	CLOSED
Tue – Thur	10:00 am – 8:00 pm
Fri, Sat	10:00 am – 5:00 pm
Sun	12:00 pm – 5:00 pm

Oak Lodge Library
16201 S.E. McLoughlin Blvd.
Oak Grove
Phone: 503.655.8543

Mon	CLOSED
Tue – Thur	10:00 am – 8:00 pm
Fri, Sat	10:00 am – 5:00 pm
Sun	12:00 pm – 5:00 pm

Sandy Library
38980 Proctor Blvd.
Sandy
Phone: 503.668.5537

Mon – Thur	11:00 am – 7:00 pm
Fri	10:00 am – 6:00 pm
Sat	10:00 am – 5:00 pm
Sun	1:00 pm – 5:00 pm
Tuesday 3/8	11:00 am – 8:00 pm

Clackamas County Elections
825 Portland Ave.
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.