

**ELECTIONS DIVISION**  
825 PORTLAND AVENUE  
GLADSTONE, OR 97027

**JOHN KAUFFMAN**  
COUNTY CLERK

# CLACKAMAS COUNTY VOTERS' PAMPHLET

1

## SPECIAL ELECTION

September 19, 2000



---

**VOTED BALLOTS MUST BE  
RECEIVED IN THE ELECTIONS  
OFFICE OR AT ANY  
DROP SITE LOCATION  
(LISTED ON PAGE 4)  
BY 8:00 P.M. ON TUESDAY,  
SEPTEMBER 19, 2000  
TO BE COUNTED.**

---

 Please **RECYCLE** this pamphlet with your newspapers!



# CLACKAMAS COUNTY

Office of the County Clerk

JOHN KAUFFMAN  
CLERK

719 MAIN STREET  
OREGON CITY, OR 97045  
(503) 722-2745  
FAX (503) 650-3563

E-MAIL  
johnk@co.clackamas.or.us

September, 2000

Dear City of West Linn Voter:

This Voters' Pamphlet contains information designed to assist you in voting. In addition to general voting information, you will find the ballot title, an explanatory statement and arguments regarding the City Hall Bond Authorization Measure 3-86. You will also find ballot titles and explanatory statements for the three annexation measures.

Arguments supporting the Bond Measure are printed in the order in which they were received. No arguments were submitted in opposition to the Bond Measure and no arguments were submitted in support of or in opposition to the proposed annexations.

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 the mail box. If a ballot is sent to someone who is deceased, please write "DECEASED" on the envelope and place it back in the mailbox.

Election results will be posted on the Internet beginning shortly after 8:00 PM. The web address is <http://www.co.clackamas.or.us/elections/results/>. (The period is not part of the address!)

Your voted ballot must be received in the Elections Office, 825 Portland Ave., Gladstone, OR, 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 the West Linn Library during its regular hours of operation (see page 4) or you may take it to the Elections Office in Gladstone.

If you have any questions about this election, or the elections process, please call the Elections Office at (503) 655-8510.

Sincerely,

Handwritten signature of John Kauffman in cursive.

John Kauffman  
Clackamas County Clerk

BOARD OF PROPERTY TAX APPEALS  
719 MAIN STREET  
OREGON CITY, OR 97045  
(503) 655-8662  
FAX (503) 650-3563

ELECTIONS DIVISION  
825 PORTLAND AVENUE  
GLADSTONE, OR 97027  
(503) 655-8510  
FAX (503) 655-8461

PRINTING DIVISION  
2100 KAEN ROAD  
OREGON CITY, OR 97045  
(503) 655-8337  
FAX (503) 557-5883

RECORDING DIVISION  
104 11TH STREET  
OREGON CITY, OR 97045  
(503) 655-8551  
FAX (503) 650-3035

RECORDS MANAGEMENT DIVISION  
270 BEAVERCREEK ROAD, SUITE 200  
OREGON CITY, OR 97045  
(503) 655-8323  
FAX (503) 655-8195

## VOTER REGISTRATION INFORMATION

### YOU MAY REGISTER TO VOTE IF:

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

### YOU MUST UPDATE YOUR REGISTRATION IF:

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

To be eligible to vote you must be registered by the close of business on the 21st day before an election.

If you have any questions on registration or updating your registration, contact:

**CLACKAMAS COUNTY ELECTIONS  
825 PORTLAND AVENUE  
GLADSTONE, OR 97027-2195  
PHONE: (503) 655-8510  
TDD/TTY: (503) 655-1685**

Registration cards are located in DMV offices, post offices, libraries and other locations throughout the county. Call (503) 655-8510 for the location nearest you.

# VOTE

# CITY OF WEST LINN

## Measure No. 3-83

### BALLOT TITLE

#### ANNEXATION OF CERTAIN REAL PROPERTY REQUIRING VOTER APPROVAL

**QUESTION:** Shall the City annex Senior Center site located at 1180 Rosemont Road and a 0.48-acre property on Salamo Road?

**SUMMARY:** West Linn Charter Section 3 requires that annexation of any territory be approved by the voters of the City. This measure will annex the West Linn Senior Center at 1180 Rosemont Road (Clackamas County Assessor's Map 2S-1E-26A, Tax Lot 700) and a .48 acre site on Salamo Road (Clackamas County Assessor's Map 2S-1E-26D, Tax Lot 402), originally acquired for a future water reservoir. The former water reservoir site is across Hoodview Avenue from the Rosemont Ridge Middle School, at the intersection of Salamo Road and Hoodview Avenue.

VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE

### BALLOT DROP SITE LOCATIONS

Ballots for the September 19, 2000 special election may be deposited at the following locations beginning Wednesday, September 6 through Tuesday, September 19. Current hours (as of publication) are listed below.

**West Linn Public Library**  
1595 Burns Street  
West Linn  
Phone: (503) 656-7853  
**Hours:**  
M - Th 10:00 am - 8:00 pm  
F, Sat 10:00 am - 5:00 pm  
Sun 1:00 pm - 5:00 pm

**Clackamas County Elections Division**  
825 Portland Avenue  
Gladstone  
Phone: (503) 655-8510  
**Hours:**  
M - Fri 8:30 am - 5:00 pm  
Election Day 7:00 am - 8:00 pm  
Ballot drop slot (front of building, right of front door) available 24 hours every day.

VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE

### EXPLANATORY STATEMENT

Approval of this measure by the voters West Linn voters would annex two lots to the City of West Linn. Upon being annexed, the two sites will receive City residential zoning designations according to the West Linn Comprehensive Plan.

Both lots are owned by the City of West Linn. They are inside the City's urban growth boundary and are adjacent to the city limits. One is a vacant .48-acre site on Salamo Road, originally acquired for a future water reservoir. The site is identified by the Clackamas County Assessor as tax lot number 21E26D00402. The other is a 2.02-acre site at 1180 Rosemont Road, which the City bought in 1998 and where the West Linn Senior Center is located. The site is identified by the Clackamas County Assessor as tax lot number 21E26A00700.

West Linn's City Charter requires voter approval for any land to be annexed to the City. When property is annexed, it means that it comes under the city's legal jurisdiction, and that it is entitled to receive city utilities, such as sewer and water service.

In authorizing the proposed annexations to be placed on the ballot, the City Council determined that the proposals were in compliance with applicable regulations, City master plans for water, sewers and storm drainage, and the City's Comprehensive Plan and/or Tanner Basin Master Plan.

The senior center site is next to the new Rosemont Ridge Middle School. It includes a house that West Linn seniors are using until new senior center is constructed on the same site. The City has already extended utilities to the site.

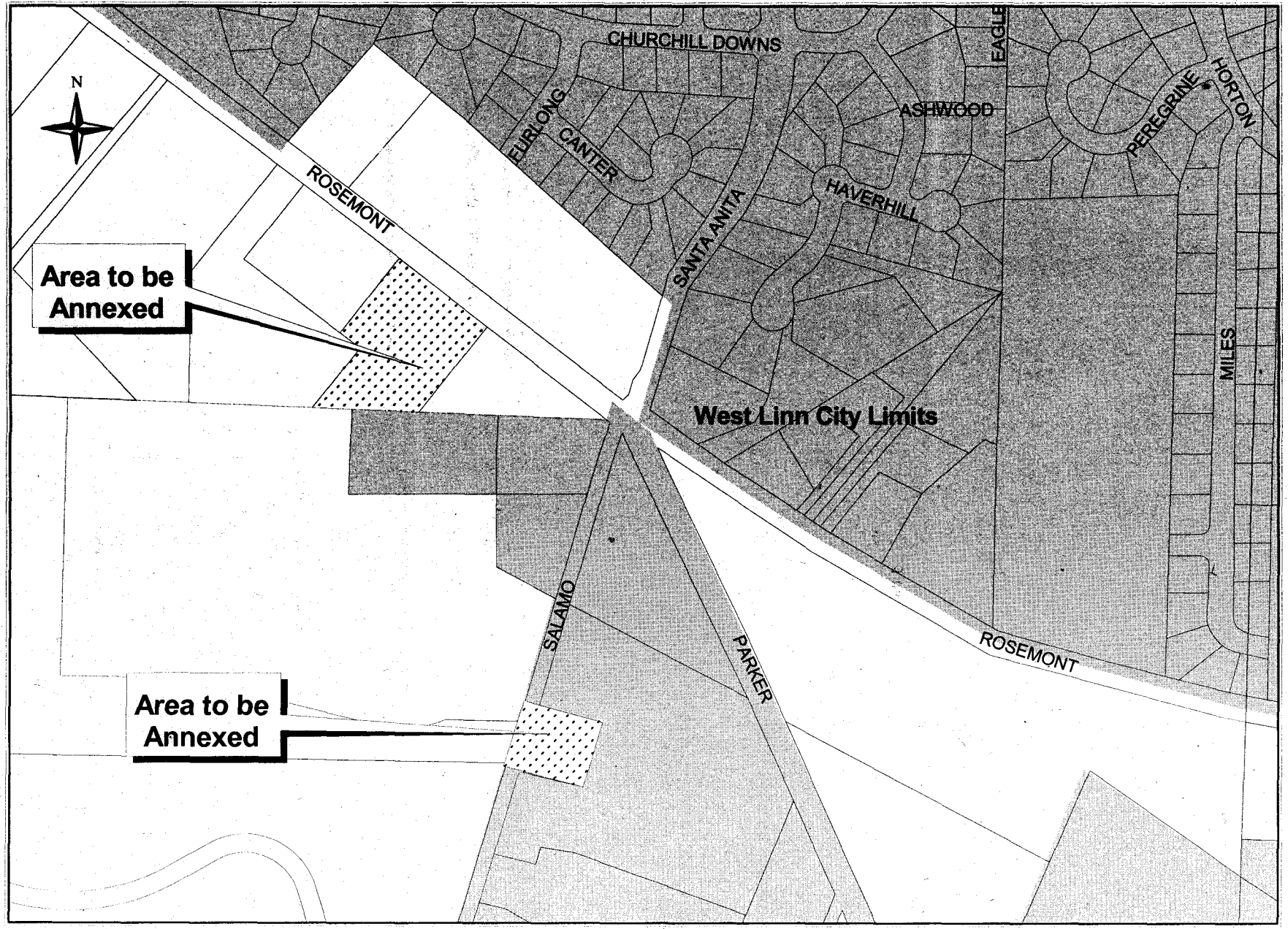
The former water reservoir site is across the street from the new middle school, at the intersection of Salamo Road and Hoodview Avenue. After acquiring the site a few years ago, the City revised its plans for future water improvements, choosing instead to site a larger reservoir on slightly higher ground next to the senior center.

If voters approve annexing the old reservoir site, it will be sold and the proceeds will be invested in future water system improvements. The .48-acre site would be zoned R-3 (3,000 square foot minimum lot size), multi-family residential. The lot could accommodate about 6 dwelling units if developed.

Submitted by  
John H. Atkins, Jr.  
City of West Linn

**NO ARGUMENTS FOR OR AGAINST THIS MEASURE WERE FILED.**

# Measure 3-83 City of West Linn



**Area to be Annexed**

**Area to be Annexed**

CITY OF WEST LINN

**Measure No. 3-84**

BALLOT TITLE

**ANNEXATION OF CERTAIN REAL PROPERTY REQUIRING VOTER APPROVAL**

**QUESTION:** Shall the City annex a two-acre parcel of real property located at 19651 Suncrest Drive?

**SUMMARY:** West Linn Charter Section 3 requires that annexation of any territory be approved by the voters of the City. This measure will annex a two-acre parcel of real property, containing a single-family home, located at 19651 Suncrest Drive. The legal description for this property is as follows:

A tract of land located in Section 23, T2S., R1E., Willamette Meridian, Clackamas County, Oregon, being more particularly described as:

Beginning at the northeasterly corner of Clackamas County Plat No. 3104, "Gallery Place"; thence along the northerly line of said plat, N.89°45'04"W., a distance of 339.85 feet to a point; thence N.00°00'00"E., a distance of 260.69 feet to a point; thence S.88°14'00"E., a distance of 339.83 feet to the westerly right-of-way of Suncrest Avenue; thence S.00°00'00"E. Along said right-of-way, 251.71 feet, more or less to the point-of-beginning.

**EXPLANATORY STATEMENT**

Approval of this measure by the voters West Linn voters would annex a 2-acre lot located at 19651 Suncrest Drive to the City of West Linn. The lot is inside the City's urban growth boundary and is adjacent to the city limits. The tax lot is identified as 21E23BC01100 by the Clackamas County Assessor. The site is privately owned and the owner has requested that it be annexed to the City.

West Linn's City Charter requires voter approval for any land to be annexed to the City. When property is annexed, it means that it comes under the city's legal jurisdiction, and that it is entitled to receive city utilities, such as sewer and water service. It also means that the property owners are required to pay city property taxes if the property is in private ownership.

In authorizing the proposed annexation to be placed on the ballot, the City Council determined that the proposal is in compliance with applicable regulations, City master plans for water, sewers and storm drainage, and the City's Comprehensive Plan.

If voters approve the annexation, the property will receive a City residential zoning designation according to the West Linn Comprehensive Plan. Zoning for 2-acre Suncrest Drive site would be R-7 (7,000 square foot minimum lot size). This works out to about 4 to 5 single-family homes per acre, after public right of way is deducted.

Submitted by

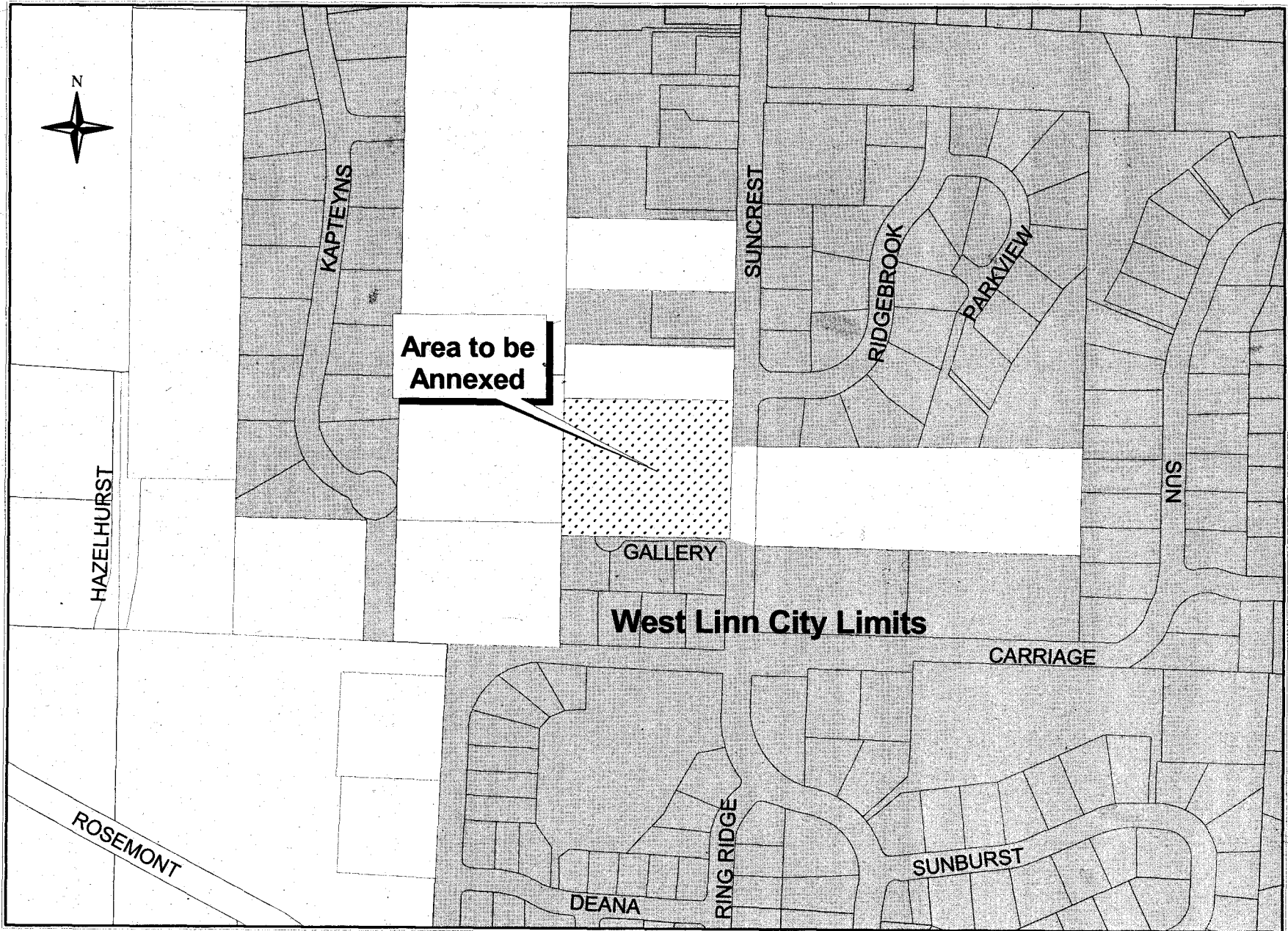
John H. Atkins, Jr.  
City of West Linn

**NO ARGUMENTS FOR OR AGAINST THIS MEASURE WERE FILED.**



**Remember -  
Ballots  
must be received  
IN THE  
ELECTIONS OFFICE  
or any drop site location  
by 8:00 p.m.  
September 19, 2000**

# Measure 3-84 City of West Linn



## CITY OF WEST LINN

# Measure No. 3-85

### BALLOT TITLE

#### ANNEXATION OF CERTAIN REAL PROPERTY REQUIRING VOTER APPROVAL

**QUESTION:** Shall the City annex a vacant 3.17-acre parcel of real property located on Bland Circle?

**SUMMARY:** West Linn Charter Section 3 requires that annexation of any territory be approved by the voters of the City. This measure will annex a vacant 3.17-acre parcel of real property located on Bland Circle. The legal description for this property is as follows:

That portion of Lot 28, BLAND ACRES, Clackamas County, Oregon, described as follows:

Beginning at the Northeast corner of said Lot 28; thence South 84 degrees 56' West along the North line of said Lot 215.0 feet; thence Southeasterly 700.0 feet more or less, to a point that bears S86 degrees 07' West a distance of 189.82 feet from the Southeast corner of said Lot 28; thence North 86 degrees 07' East a distance of 189.82 feet to the Southeast corner of said Lot; thence North 18 degrees 29' West along the East line of said Lot 704.50 feet to the point of the beginning.

### EXPLANATORY STATEMENT

Approval of this measure by the voters West Linn voters would annex a vacant 3.17-acre lot located at 23160 Bland Circle to the City of West Linn. The lot is inside the City's urban growth boundary and is adjacent to the city limits. The tax lot is identified as 21E35A01301 by the Clackamas County Assessor. The site is privately owned and the owner has requested that it be annexed to the City.

West Linn's City Charter requires voter approval for any land to be annexed to the City. When property is annexed, it means that it comes under the city's legal jurisdiction, and that it is entitled to receive city utilities, such as sewer and water service. It also means that the property owner is required to pay city property taxes if the property is in private ownership.

In authorizing the proposed annexation to be placed on the ballot, the City Council determined that the proposal is in compliance with applicable regulations, City master plans for water, sewers and storm drainage, and the City's Comprehensive Plan.

If voters approve the annexation, the property will receive a City residential zoning designation according to the West Linn Comprehensive Plan. Zoning for 3.17-acre Bland Circle site would be R-7 (7,000 square foot minimum lot size). This works out to about 4 to 5 single-family homes per acre, after public right of way is deducted.

Submitted by

John H. Atkins, Jr.  
City of West Linn

**NO ARGUMENTS FOR OR AGAINST  
THIS MEASURE WERE FILED.**

### ELECTION RESULTS ON THE INTERNET

September 19, 2000

<http://www.co.clackamas.or.us/elections>

When you connect to the above web site, you will be at the Clackamas County Clerk's Elections home page. You will be presented with several choices, including Election Results, which will allow you to navigate to current results for the September 19, 2000 election. These results will be updated as we continue to process ballots during the evening.

While you are on the Election Results page, you may also review results from past elections.

Back on the Elections home page, you have the opportunity to connect to other Oregon counties which also post election results. Also available are connections to other election related sites, including the Secretary of State.

You may also send an email message directly to the Clackamas County Clerk. Please feel free to comment on the web site or ask any election related question.



# Measure 3-85 City of West Linn



# CITY OF WEST LINN

## Measure No. 3-86

### BALLOT TITLE

#### GENERAL OBLIGATION CITY HALL BOND AUTHORIZATION

**QUESTION:** Shall the City be authorized to contract general obligation bonded indebtedness in an amount not to exceed \$8,994,325? If the bonds are approved they will be payable from taxes on property or property ownership that are not subject to the limits of Section 11 and 11b of Article XI of the Oregon Constitution.

**SUMMARY:** This measure may be passed only at an election with at least 50 percent voter turnout. This measure authorizes the City to issue general obligation bonds of not to exceed \$8,994,325, to purchase property and construct and furnish a relocated city hall and related facilities in the Bolton commercial area, finance a portion of the cost of capital improvements to the existing city hall, and pay all costs incidental thereto. Bonds would mature over a period of 25 years. If the measure passes, the City would not purchase the existing city hall building and land at 22500 Salamo Road for approximately \$3,750,000, which the City did not intend to pay for from taxable bonds.

### EXPLANATORY STATEMENT

Approval of this measure by the voters would authorize the City of West Linn to issue \$8.9 million in general obligation bonds to purchase property and to construct and furnish a city hall and related civic facilities in the Bolton commercial area. The West Linn City Council referred this measure to city voters in response to requests from a group of citizens who believe Bolton is the best location for a civic hub.

Currently, West Linn City Hall is located in a leased office building at 22500 Salamo Road, in the Cascade Summit commercial center. City employees moved into the new offices last October, vacating leased office space in the Willamette Shopping Center and the former City Hall at 22825 Willamette Drive. The old City Hall is now occupied exclusively by the West Linn Police Department. The City has an option to purchase the Cascade Summit City Hall building for \$3.75 million. Before exercising that option, the City Council voted to let West Linn voters decide where City Hall should be located.

"Imagine West Linn," a long-term community vision statement developed eight years ago by a citizens' task force, supported the view that the Bolton area was the preferred location for a future civic complex. When the City decided to seek additional space and lease the Cascade Summit building, no site large enough for a city hall in Bolton area was available. Leasing the office building in Cascade Summit with an option to buy it solved the City's space needs.

In recent months, Carol DeJardin, owner of the West Linn Shopping Center, has assembled enough property near the shopping center to carry out a redevelopment proposal that could include a city hall and civic center across from the West Linn Library and Post Office.

The City has estimated the cost of the proposed facilities to be \$8.9 million. Purchasing land and building the proposed facility is more than twice the cost of buying the Cascade Summit building. The reasons are as follows:

- \* The proposed building would be larger than the current City Hall office building, both to provide for future growth and to accommodate other civic uses, including a town hall meeting room and plaza.

- \* Land would need to be cleared of existing structures.

- \* A parking structure would be required.

- \* Some of the money from the bond sale would be used to pay off

financial obligations the City incurred when it leased the Cascade Summit office building.

It is estimated that approval of the bond measure would result in an average property tax rate of 29 cents per \$1,000 of assessed property value over 25 years - or \$58 a year on a \$200,000 house. If voters approve this measure, City employees would continue to occupy the City Hall in Cascade Summit until the new building is completed. The project would take at least two years. If the measure fails, the City intends to purchase the existing City Hall building without the need for taxable bonds.

Submitted by  
John H. Atkins, Jr.  
City of West Linn

# CITY OF WEST LINN

## Measure No. 3-86

### ARGUMENT IN FAVOR

Where the heck is West Linn? For 87 years it has been a collection of neighborhoods, a bedroom community, and a city without a center. It's high time for West Linn citizens to declare their civic pride, bind their neighborhoods together, and give themselves a center. It's time to give West Linn a heart.

Measure 3-86 does this by placing our most important civic building, City Hall, in the city's traditional hub at Bolton, then adding a public plaza for concerts, celebrations, and community events, and a Town Hall for civic meetings and public gatherings. This site is central to West Linn's primary attractions. The river, Hammerle Park, the McLean House, Camassia Natural Area, Willamette Falls Locks, and the recently acquired Dorothy Maddox property are all within walking distance. And here, City Hall becomes our centerpiece, where, along with its plaza and town hall, and the adjacent Post Office and library, it creates a civic center and a heart for West Linn.

As with any investment, this proposal presents challenges. We'll need to resolve traffic issues. And, of course, there's a cost. But this is a measure West Linn - reputed to have the second highest per-capita income of any city in the state - can afford. At \$29 per \$100,000 of assessed property value per year for 25 years, it will cost most West Linn residents less than \$60 a year - the approximate cost of three hardback books, or one dinner for two at Bugatti's. That's a modest price for a city hall, public plaza, and town hall that will belong to the people of West Linn.

Measure 3-86 gives the citizens of West Linn a rare opportunity and places us at a crossroads. Do we leave this task undone because of apathy and lack of civic pride, or do we invest in our future and shoulder our civic responsibility? Vote "Yes" on Measure 3-86, and give West Linn a heart.

Submitted by  
David Caraher  
Heart of West Linn

### ARGUMENT IN FAVOR

Supporting this measure is doing more than just moving City Hall, it is your chance to help fulfill the long held desire to create a PUBLICLY OWNED CIVIC CENTER for West Linn. This proposal involves land that would be owned by the public with:

- + A city administration building located next to the library and post office for better civic access and interaction with the public;
- + A much needed town hall/assembly building available for public and private use;
- + A structured (underground) parking garage and some surface parking; and
- + An outdoor public plaza that would serve as West Linn's publicly owned version of Portland's Pioneer Square, complete with a living 60 foot sequoia tree!

This investment in our city's future comes at a cost and we support West Linn citizens who want value for their tax money spent. The money from this bond measure will be used for land and buildings truly meant to serve and represent the public lasting five times that of the currently leased city hall building and functioning far more efficiently and cost effectively thus saving future operating expenses. Unlike the currently leased commercial office building at Cascade Summit this Civic Center will be located along existing local and regional public transit lines, thereby eliminating the additional cost to extend public transportation.

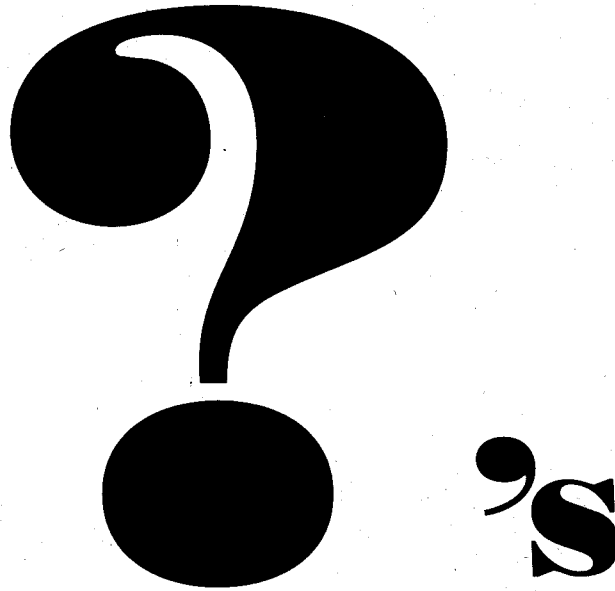
For \$29 (per \$100,000 of home value) a year, or just the cost of a lube and oil for your car, we can have a PUBLICLY OWNED CIVIC CENTER. Please vote yes for West Linn's future and help "Give West Linn a Heart"!

Submitted by  
Richard S. Wilhelmi  
Heart of West Linn

**NO ARGUMENTS AGAINST  
THIS MEASURE WERE FILED.**

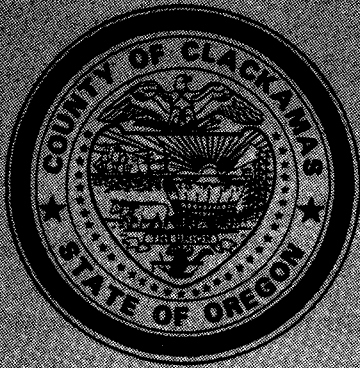
The printing of this argument does not constitute an endorsement by Clackamas County, nor does the county warrant the accuracy or truth of any statements made in the argument.

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.



**Call Clackamas  
County Elections  
(503) 655-8510**

**Hearing impaired TDD/TTY  
(503) 655-1685**



**ELECTIONS DIVISION**  
825 PORTLAND AVENUE  
GLADSTONE, OR 97027

**JOHN KAUFFMAN**  
COUNTY CLERK

# **CLACKAMAS COUNTY VOTERS' PAMPHLET**

**2, 3**

## **SPECIAL ELECTION**

**September 19, 2000**



---

**VOTED BALLOTS MUST BE  
RECEIVED IN THE ELECTIONS  
OFFICE OR AT ANY  
DROP SITE LOCATION  
(LISTED ON PAGE 11)  
BY 8:00 P.M. ON TUESDAY,  
SEPTEMBER 19, 2000  
TO BE COUNTED.**

---

Please **RECYCLE** this pamphlet with your newspapers!



# CLACKAMAS COUNTY

Office of the County Clerk

JOHN KAUFFMAN  
CLERK

719 MAIN STREET  
OREGON CITY, OR 97045  
(503) 722-2745  
FAX (503) 650-3563

E-MAIL  
johnk@co.clackamas.or.us

September, 2000

Dear Canby Voter:

This Voters' Pamphlet contains information designed to assist you in voting. In addition to general voting information, you will find the ballot title, an explanatory statement and arguments regarding the annexation question.

Arguments supporting the measure are printed in the order in which they were received. One argument was submitted in opposition.

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 the mail box. If a ballot is sent to someone who is deceased, please write "DECEASED" on the envelope and place it back in the mailbox.

Election results will be posted on the Internet beginning shortly after 8:00 PM. The web address is <http://www.co.clackamas.or.us/elections/results/>. (The period is not part of the address!)

Your voted ballot must be received in the Elections Office, 825 Portland Ave., Gladstone, OR, 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 the Canby Library during its regular hours of operation (see page 11) or you may take it to the Elections Office in Gladstone.

If you have any questions about this election, or the elections process, please call the Elections Office at (503) 655-8510.

Sincerely,

Handwritten signature of John Kauffman in cursive.

John Kauffman  
Clackamas County Clerk

BOARD OF PROPERTY TAX APPEALS  
719 MAIN STREET  
OREGON CITY, OR 97045  
(503) 655-8662  
FAX (503) 650-3563

ELECTIONS DIVISION  
825 PORTLAND AVENUE  
GLADSTONE, OR 97027  
(503) 655-8510  
FAX (503) 655-8461

PRINTING DIVISION  
2100 KAEN ROAD  
OREGON CITY, OR 97045  
(503) 655-8337  
FAX (503) 557-5883

RECORDING DIVISION  
104 11TH STREET  
OREGON CITY, OR 97045  
(503) 655-8551  
FAX (503) 650-3035

RECORDS MANAGEMENT DIVISION  
270 BEAVERCREEK ROAD, SUITE 200  
OREGON CITY, OR 97045  
(503) 655-8323  
FAX (503) 655-8195

## **VOTER REGISTRATION INFORMATION**

### **YOU MAY REGISTER TO VOTE IF:**

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

### **YOU MUST UPDATE YOUR REGISTRATION IF:**

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

To be eligible to vote you must be registered by the close of business on the 21st day before an election.

If you have any questions on registration or updating your registration, contact:

**CLACKAMAS COUNTY ELECTIONS  
825 PORTLAND AVENUE  
GLADSTONE, OR 97027-2195  
PHONE: (503) 655-8510  
TDD/TTY: (503) 655-1685**

Registration cards are located in DMV offices, post offices, libraries and other locations throughout the county. Call (503) 655-8510 for the location nearest you.

# **VOTE**

# CITY OF CANBY

## Measure No. 3-87

### BALLOT TITLE

#### MEASURE APPROVING ANNEXATION OF 301 ACRES INTO CITY OF CANBY.

**QUESTION:** Shall approximately 301 acres located in the SE quadrant of Canby be annexed into the Canby City limits?

**SUMMARY:** Annexation is the legal process to bring property inside the City limits. The City of Canby has proposed an annexation of the following tax lots: lots 00100, 00200, 00300, 00301, 00400, 00500, 00600, 00800, 01200, 01300, 01400, 01500, 01600, 01800, 01900, 02000, 02100, 02101, 02200, 02300, 02400, 02500, 02600, 02700, 02800, 02900, 03000, 03100 and 03300 of tax map 31E34, lot 02100 of tax map 31E34A and lots 00100, 00101, 00102, 00103, 00200, 00301, and 01001 of tax map 41E03. Five of the 37 lots are owned by the City of Canby, with the remainder in private ownership. The lots are all located within the Logging Road Industrial Park. If annexed, the properties would assume the zoning assigned to them in Canby's Comprehensive Plan: a mix of Light Industrial, Heavy Industrial, and Heavy Commercial/Manufacturing. Any further development of the properties after annexation would require City approval and must comply with all applicable land use laws.

### EXPLANATORY STATEMENT

This measure would approve the annexation of 37 tax lots into the city limits of the City of Canby. The properties which would be included are: lots 00100, 00200, 00300, 00301, 00400, 00500, 00600, 00800, 01200, 01300, 01400, 01500, 01600, 01800, 01900, 02000, 02100, 02101, 02200, 02300, 02400, 02500, 02600, 02700, 02800, 02900, 03000, 03100, and 03300 of tax map 31E34, lot 02100 of tax map 31E34A, and lots 00100, 00101, 00102, 00103, 00200, 00301, and 01001 of tax map 41E03.

The properties are located between SE 1st Avenue on the north, S. Mulino Road on the east, SE 13th Avenue on the south, and the Molalla Forest Road on the west. The lots are currently zoned EFU (Exclusive Farm Use) by Clackamas County and are generally used for agriculture. Five of the lots are owned by the City of Canby and the rest are privately owned. The City-owned lots make up the Zion Memorial Cemetery and a portion of the Logging Road Trail.

Upon annexation, the properties would assume the zoning assigned to them in Canby's Comprehensive Plan: a mix of Light Industrial, Heavy Industrial, and Heavy Commercial/Manufacturing. Any further development of the properties after annexation would require City approval and would have to comply with all applicable land use laws. The entire area of the proposed annexation is covered by the 1998 Industrial Area Master Plan, which established design guidelines and a plan for providing public facilities and services to the area.

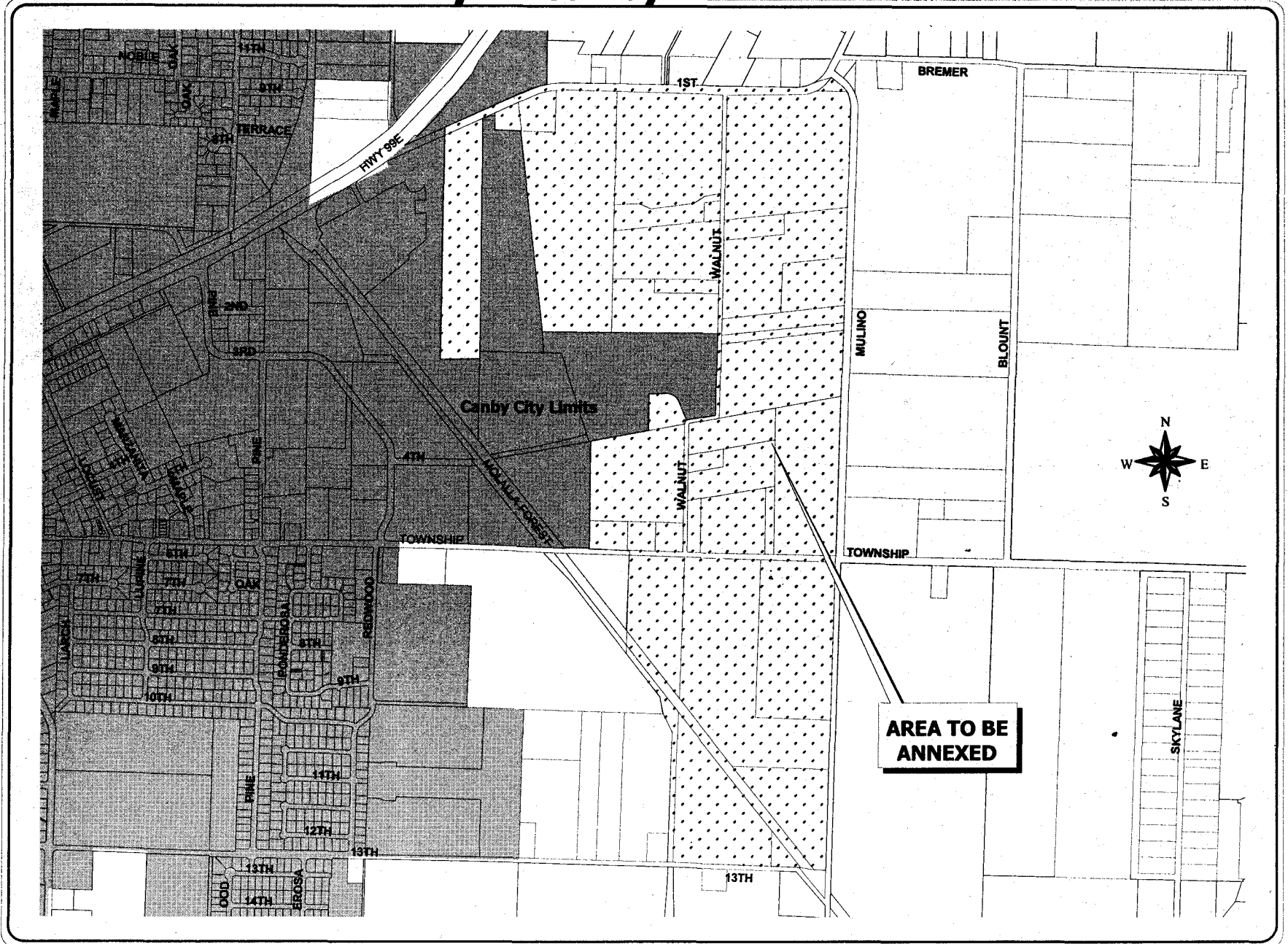
Following a public hearing before the Canby Planning Commission, the Commission recommended denial of this application to the Canby City Council. After a public hearing before the City Council, the Council, by majority vote, approved the application. Pursuant to the City Charter, the issue is referred to the Canby voters for approval/denial. In addition, under Oregon state law, this issue is also referred to the voters of the territory proposed for annexation for approval/denial.

Approval of the annexation requires a majority vote in favor of the measure in both the City of Canby and the territory proposed for annexation.

Submitted by  
John Williams  
City of Canby



# Measure 3-87 City of Canby



# CITY OF CANBY

## Measure No. 3-87

### ARGUMENT IN FAVOR

As a Canby School Board Member, and the School Board's representative on the Urban Renewal Advisory Committee, I have been involved with discussions concerning the property proposed for annexation for the last eighteen months.

This annexation presents very different issues for us than previous annexation requests. This annexation is not about growth in terms of population, but about economic growth. This annexation will not add hundreds of houses or apartments to the City. It will not bring in more students or put additional pressure on the Canby School District class sizes. What it will bring, is more businesses, and more jobs for Canby residents.

Clearly, adding industrial property to the city will add jobs; less clear, is how it will also be a positive for our schools. New businesses will create opportunities for graduates of Canby High School to find good jobs here in Canby. It will increase the chances for Canby's students to have job internships, and real life job experiences before they graduate. It will provide more business partners to help Canby's schools develop into a first class school district. We need that help.

A quality school district is more than what just happens inside of the school buildings. Our school district needs to offer more to our children. We can't do that without additional partnerships with businesses. The more businesses in Canby, the more partnership we can create for our students. The greater diversity of types of businesses the greater diversity of learning experiences. Support for the annexation will increase that chance for diverse opportunities.

Right now the school district's connection to community businesses is practically nonexistent. We have a very limited number of school-to-work opportunities for our students. The School Board has identified this as an area for needed improvement. Having more businesses in Canby will aid that effort, please vote yes for the annexation.

Submitted by  
Joe Driggers

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.

### ARGUMENT IN FAVOR

Over the last twenty five years, Canby has evolved into a bedroom community with over 65% of the working population commuting each day. This has resulted in a heavy burden on the various public services in our community (Fire, Schools, Police, etc.) Since Canby's commercial and/or industrial development base is extremely limited, the resulting tax burden rests disproportionately upon the shoulders of the bedroom community's residents.

Canby's City Fathers have been attempting to solve this problem. In 1979 Canby's City Council approved the boundaries for Canby's future industrial expansion area. In spite of this, almost no activity has taken place. Finally, our current City Council took the "bull by the horns" and passed an Industrial Area Master Plan, approved a plan to assist with the financing of much of the infrastructure (the "Urban Renewal District" or "URD") and, most recently, voted to allow the Citizens of Canby an opportunity to vote on whether or not they wanted to annex the land needed to make this all possible.

In simple terms, we need to find a way to bring new industry to Canby. To do this, we need to show prospective industries that Canby is a place where things CAN get done and that people DO work together to solve problems. It is estimated that about 65% of the funds which have been projected to be generated by the URD will, in fact, be generated only if the land in the industrial area is annexed into the City. Without the voters' approval of this annexation, fewer improvements will be made to the downtown core, fewer park projects will be funded, and it is likely the Fire District will have a much smaller capital improvement budget to work with.

I am urging voters to approve this annexation.

Submitted by  
Shawn Carroll

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.

## CITY OF CANBY

# Measure No. 3-87

### ARGUMENT IN FAVOR

The annexation and development of the 300-Acre Industrial Area, and the Urban Renewal District are organically connected. Over 100 such Districts have been used in Oregon.

With urban renewal, the property tax on the increase in value of properties that will benefit from a list of projects pays for those improvements. There is no closer relationship between costs and benefits. Taxes are frozen on the properties in the district. The initial 'frozen' tax base continues to go to the taxing agencies as though no improvements had been made. That is the 'increment' in tax increment financing. When the improvements are complete, and the debts paid, the District is dissolved, and the new higher tax base is enjoyed by all the taxing agencies.

To remodel one's home, one needs money. The banker evaluates the completed home value, and the cost to do the work. The money is loaned based on the increment. This is the function of urban renewal. In this case, the 'banker' is the Urban Renewal Agency, created by the City of Canby last March. The improvements include publicly owned capital facilities or property. The source of money is the sale of bonds, backed by the City, but retired by the incremental taxes paid by the property owners of the benefiting properties.

The questions regarding what improvements should be built are the business of the Urban Renewal Advisory Committee, appointed by, and making recommendations to the Urban Renewal Agency.

It is in the interest of both current and future residents and businesses of Canby that this urban renewal district succeeds. Urban Renewal provides ways for scattered landowners and the City to multiply their resources that are not available otherwise. Without it, individual landowners will simply continue to develop by selling to speculators, and the city will not have a coherent development pattern or be able to pursue the quality of development we all want.

Submitted by  
Wilton A. (Bud) Roberts

V  
O  
T  
E

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.

# CITY OF CANBY

## Measure No. 3-87

### ARGUMENT IN FAVOR

We all share one vision and it is the primary focus of "Canby by Design". We want Canby to be "... a place where people live, work and play...". By allowing the industrial area annexation issue to be brought before the citizens of Canby for a vote, the Mayor and Canby City Council give the people their tool towards building a diverse, strong economic base and creating family wage jobs.

As lifelong residents of Canby and multi-generation farmers it took many years to accept the reality of the future. But the "future", as defined by Canby's Planning Commission and City Council back in 1979, is now the "present". Our property was one of many included in the block designated to be Canby's "future" industrial land. Those boundaries have not been altered since they were established in 1979. As you can see Canby's plan to add land for industrial expansion was NOT a hasty one.

As proposed, the properties would all be annexed as a "whole" instead of in a piecemeal fashion. A more piecemeal approach (i.e., annexing land one tax lot at a time) would result in inefficient land utilization and would more than likely cause multiple "islands" to occur, leaving streets and utilities dead ended, leading nowhere. By contrast, if annexed all at one time, we would have the opportunity to offer a greater selection of industrial parcel sizes in keeping with the wants and needs of quality businesses we choose to pursue.

Don't we all want logical, coordinated, well planned and cost efficient development to occur that in turn brings us the types of industry and jobs we need and desire here? Lets do it right. The city developed a master plan for this area in October of 1998 outlining development standards and utility provisions. In order to develop this area in accordance with that master plan, the first step is annexation.

#### Submitted by

Lisa Weygandt  
Raymond (Buzz) Weygandt  
Patsy Weygandt

### ARGUMENT IN FAVOR

This industrial area, designated by the City of Canby many years ago, is comprised of private homes and farms such as ours. Our property has been in the Zimmer family for approximately 80 years and has been enjoyed by 5 generations.

We have joined with our neighbors to form the Industrial Area Association because we believe a cooperative approach ensures the best possible use of our land and will improve the livability of our community.

At the entrance of the industrial park, our property symbolizes the problems with piecemeal annexation in an area of this size. Our property is currently an island with annexations on all sides, yet there has been little or no benefit to our property from the engineering, studies, impacts, etc. required of those annexation efforts. Even though we would anticipate little, if any, opposition to the annexation of our "island", after watching what piecemeal annexations have caused in the past, we believe the benefits of annexing the entire industrial park as a whole would benefit our neighbors, fellow landowners AND the City of Canby.

Complete annexation would provide a most important and efficient step in unifying the individual property owners and the citizens of Canby to bring a complete industrial park into this competitive market. The park would then be pre-engineered and developed with the most efficient cost considerations and would result in the highest quality as envisioned by the leadership of our community in "The Industrial Area Master Plan".

The highest quality home that attracts the most desirable and proud occupant is not built piecemeal, one room at a time, over a long drawn out period, by different builders with no common set of plans, design and vision. The same is true for this annexation. Let's design and market something we can all be proud of and bring high quality industry and employment to our community.

#### Submitted by

Robert F. Zimmer  
Roy Zimmer

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.

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.

## CITY OF CANBY

# Measure No. 3-87

### ARGUMENT IN FAVOR

This proposed annexation and its associated urban renewal are critical to Canby's future. Responsible business seeks a vibrant, livable, viable town for its employees when siting a facility. Canby can point to good schools, a small-town feel, low crime rate, and a rich historical culture. But vacant storefronts portray a dying community. By solving this problem with urban renewal, downtown Canby will make the industrial park competitive in the land market.

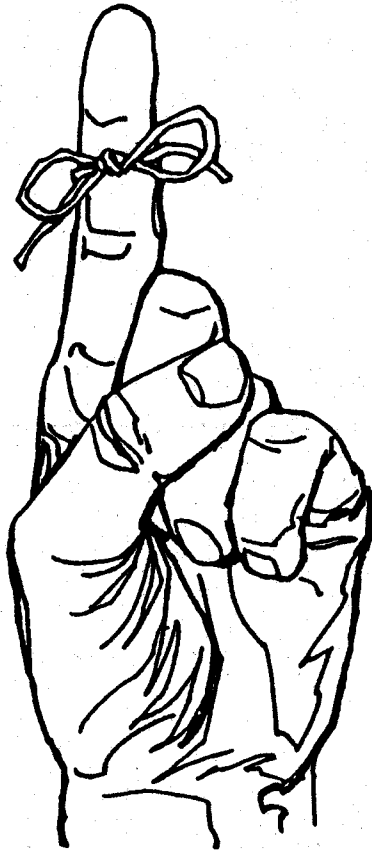
There is abundant precedent set by successful projects in other cities whereby the local community has primed the pump of commerce by annexing land and building the infrastructure to support an employment framework. Just \$51 million of urban renewal dollars could spark \$510 million of private investment in Canby. The \$561 million total includes parks, public buildings, street improvements, jobs and housing, which is a good return on public investment.

Urban renewal is a capital expenditure dramatically enhancing Canby's employment and tax base, which results in greatly increased operating funds. Annexation and urban renewal must be considered long-term investments that benefit all jurisdictions. It is something we do for our children and grand-children.

Marketing of developable land requires a selection of parcels much bigger than the total needed. It may take 300 acres in order to assemble 170 acres in the right configuration. Also, annexation does not mean instantaneous cessation of current uses. Conversion of the farm land for industrial use will be a gradual process, allowing service districts (fire, water, etc.) to gradually build up, maintaining service capacity at the same pace.

We appreciate the opportunity to speak to the importance of this annexation for the future of Canby

Submitted by  
David R. Eatwell, Executive Director  
Canby Business Revitalization



**Remember -  
Ballots  
must be received  
IN THE  
ELECTIONS OFFICE  
or any drop site location  
by 8:00 p.m.  
September 19, 2000**

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.

# CITY OF CANBY

## Measure No. 3-87

### ARGUMENT IN OPPOSITION

#### NO ANNEXATION WITHOUT REPRESENTATION

- This proposal subverts the public participation process by ignoring the no annexation recommendation of the Canby-Citizen Urban Renewal Advisory Board, the Citizen-Volunteer Canby Planning Commission, and the Canby Fire Board.
- Canby City Council Members have appointed themselves as the directors of the Urban Renewal Board against the recommendation of their own Citizen Advisory Committee.
- Canby's own land usability study says that in the next 20 years we will need no more than 170 acres - why are we annexing nearly double that? This means that citizens will not have the right to choose the kinds of industry they want to develop in their own hometown.

#### STEALING OUR TAX DOLLARS

- The land to be annexed will be exempt from contributing to Canby's operational tax base for 20 years!
- Because of this 20 year tax exemption, local citizens will pay thousands more in property taxes to subsidize the commercial-industrial plans of absentee developers.
- Canby will be giving out of town developers and industrial park landowners tax breaks on the backs of hard working, tax-paying Canby citizens.
- Under this annexation plan bonds for the Canby School District, Canby Fire District and Community College will cost more per household.

#### BANKRUPTING OUR SCHOOLS, CITY SERVICES, AND LOCAL BUSINESSES

- Canby would be creating another governmental agency that will siphon money from our schools, our firefighters, our police, and our community college.
- Our community will be losing millions of dollars in revenue critical for those essential services that define our Canby quality of life - our schools, our library, our recreation programs, and our senior center.
- Our first priority for urban renewal should be the revitalization of our local downtown businesses, which have a long history of paying their fair share and supporting our local community - not a new industrial park.

Submitted by  
Patrick Johnson  
Citizens Against Canby Corporate Welfare

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.

### ELECTION RESULTS ON THE INTERNET

September 19, 2000

<http://www.co.clackamas.or.us/elections>

When you connect to the above web site, you will be at the Clackamas County Clerk's Elections home page. You will be presented with several choices, including Election Results, which will allow you to navigate to current results for the September 19, 2000 election. These results will be updated as we continue to process ballots during the evening.

While you are on the Election Results page, you may also review results from past elections.

Back on the Elections home page, you have the opportunity to connect to other Oregon counties which also post election results. Also available are connections to other election related sites, including the Secretary of State.

You may also send an email message directly to the Clackamas County Clerk. Please feel free to comment on the web site or ask any election related question.

VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE

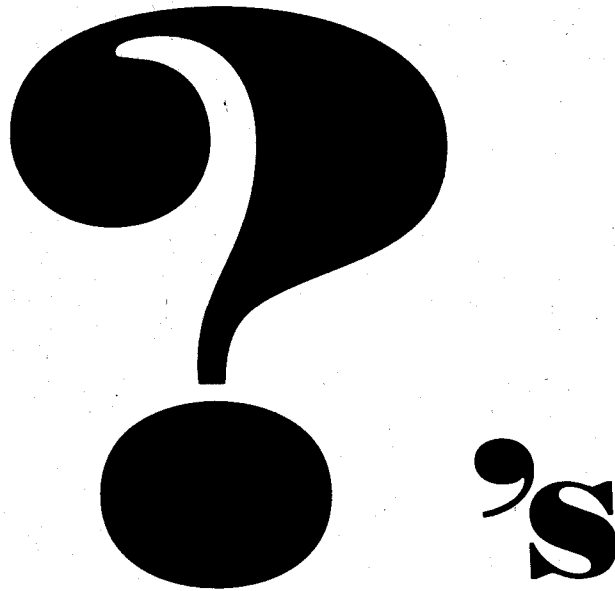
### BALLOT DROP SITE LOCATIONS

Ballots for the September 19, 2000 special election may be deposited at the following locations beginning Wednesday, September 6 through Tuesday, September 19. Current hours (as of publication) are listed below.

**Canby Public Library**  
292 N. Holly Street  
Canby  
Phone: (503) 266-3394  
**Hours:**  
M - Th 12:00 pm - 8:00 pm  
F, Sat 10:00 am - 5:00 pm  
Sun 1:00 pm - 5:00 pm

**Clackamas County Elections Division**  
825 Portland Avenue  
Gladstone  
Phone: (503) 655-8510  
**Hours:**  
M - Fri 8:30 am - 5:00 pm  
Election Day 7:00 am - 8:00 pm  
**Ballot drop slot (front of building, right of front door) available 24 hours every day.**

VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE VOTE



**Call Clackamas  
County Elections  
(503) 655-8510**

**Hearing impaired TDD/TTY  
(503) 655-1685**