

NEWSLETTER

Summer 2004



Oregon's prime farmland and scenic areas are threatened by Measure 37.

Vote NO on 37 measure

Friends: We are in a time of crisis.

For the second time in four years, Oregon's landmark land use planning program will be on the ballot.

But you may not find it easily. That's because the drafters of Measure 37 know better than to ask Oregonians whether they support land use planning. Every time Oregonians are asked that question, they say, "Yes!" Measure 37's backers know this. That's why they aren't asking you the question straight out.

Instead, they rely on deception. Measure 37's authors have a ballot

title that starts with the words "Governments must pay owners...." Some people will stop reading there and assume a check will be in the mail. But the Measure says that local governments must pay landowners for decreases in value due to government regulations—or waive the requirements. It's up to the government to choose between costly payment or damaging waiver, and the public has no say in how that choice is made.

Oregonians are fortunate that business leaders, developers, county farm bureaus, elected officials, health organizations, unions, environmental groups and others have

joined together to fight Measure 37. But we also need you. And we need more than your vote.

If passed, Measure 37 would require local governments to decide which landowners get paid and which landowners can build in violation of land use requirements. Local governments will need new rules and procedures to process claims, and, cumulatively, millions of dollars in new tax money statewide just to investigate all the claims and decide whether to pay property owners or to let them build without restriction.

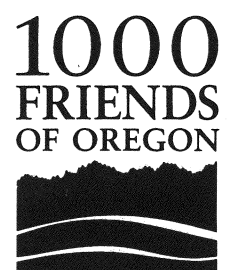
The process will be a costly bureaucratic nightmare, with nothing but bad endings.

First, the government has to determine the date a claimant (or relative of the claimant) first acquired the property. This is the trigger date for establishing waiver

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or payment rights under Measure 37. Some people bought land decades ago, long before current zoning was adopted. The measure gives these owners retroactive development or payment rights.

Next, the government needs to figure out the zoning rules that were in place at the time the land was originally acquired. This

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requires a full set of past zoning codes, including every amendment, with accurate information about the effective date of each change—something that most cities and counties simply don't have in their files.

Third, the government then needs to determine the value of the claim. To do so, it may have to pay for its own appraisal of the property value with and without uses claimed by the property owner that are illegal under today's zoning.

Fourth, the government has to decide whether to pay the claim or waive the regulation. The Measure contains no standards for making this choice.

Instead of the certainty and predictability of community-based land use planning, we would have chaos.

Look around your neighborhood. Do you know when your neighbors bought their property? If Measure 37 passes, everything will hinge on the date of property purchase or inheritance. We will be left with lot-by-lot land use patterns depending on the date the owner acquired the land.

Decisions under Measure 37 are exempted from the laws governing land use decisions. So if a city or county decides to waive a land use requirement, no notice to neighbors is required. You would only know once the bulldozers show up. Farms are no longer protected under the land use planning system, which is why so many county farm bureaus are opposing this Measure.

The official Voters Pamphlet fiscal impact analysis estimates that state and local governments will be required to spend \$64,000,000 to \$344,000,000 every year to process claims under Measure 37. This is money that will be siphoned off from schools and public services such as police, fire, and libraries, or raised from new taxes on all of us.

Under Measure 37, Oregon will become like other states with one-size-fits-all housing; with the automobile as the only option for people to get themselves and their children to school, work, sports, shopping and entertainment; with no tools to protect Oregon's world-class agricultural lands and scenic areas. This is not an Oregon we want to live in.

The future of Oregon's planning program is on the November ballot. Inaction is our worst enemy.

Please join 1000 Friends in opposing Measure 37 — with your voice, your vote, and your generous campaign contribution to the

Take a Closer Look Committee at (503) 222-2734 or www.takeacloserlookoregon.com.

Vote "NO" on Measure 37.

Decisions under Measure 37 are exempted from the laws governing land use decisions.



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Vote NO on 37
measure