

Help North Plains Grow Smart, Not Huge

THIS MAY, VOTE NO ON

MEASURE 34-327

Friends of North Plains Smart Growth is a group of North Plains residents and neighbors working to make sure that North Plains grows smart, not huge!

WE SUPPORT:

- A **NO vote** on Measure 34-327, to prevent a huge expansion of the city’s Urban Growth Boundary by 855 acres. This expansion would more than double the size of North Plains without a plan for what kind of businesses will come, or who will pay for it.
- A smaller, more targeted expansion that first improves conditions inside North Plains. A NO vote on the city’s excessive, poorly-planned expansion helps get us there.

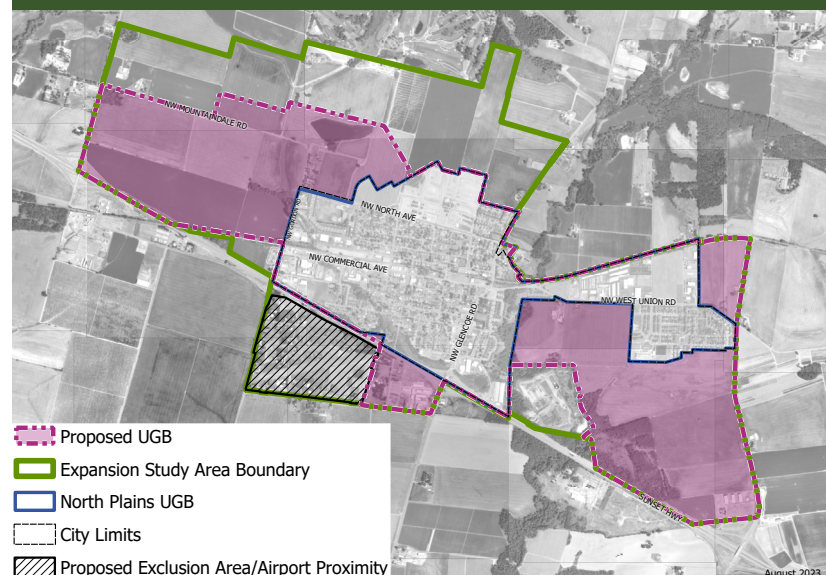
HERE’S WHY NORTH PLAINS’ PLAN WOULD BE BAD FOR THE CITY AND YOUR POCKETBOOK:

- Doubling the city and adding massive industrial areas for three miles along the highway will turn the city into a lesser Hillsboro, not the rural community it has always been.
- This type of expansion is very expensive! The city has no estimate for how much it will cost, but said the 700 acres of industrial land will “look like North Hillsboro.” A recent expansion of 200 acres in Hillsboro required \$370 million just for infrastructure. **Who will foot the bill for North Plains?**
- The city wants to expand onto some of the state’s (and the world’s) best farmland. Losing this land forever and encouraging land speculation will put farmers out of business and sacrifice food security—all in exchange for delivering huge profits for a few developers and landowners.

- The city did very little outreach outside the usual circles. Doubling the city’s size is not a small decision and should be made and informed by all of us—not a select few.
- The city has no detailed plan and gives conflicting statements on how the industrial land will be used. Although city staff and counselors often distance themselves from it, the document the city uses to justify its massive expansion calls for huge data centers north of Sunset Ridge and semiconductor manufacturing at the Dersham exit. Without a plan, and with well-funded Hillsboro expanding just across the highway, North Plains will likely receive projects that aren’t good enough for Hillsboro.
- The plan does very little to address the acknowledged lack of affordable housing.

If we want a smaller expansion—one that is inclusive and better uses our limited land—we first have to vote NO on Measure 34-327 in May 2024.

NORTH PLAINS PROPOSED UGB EXPANSION MAP



WHAT IS HAPPENING?

In September 2023, the City Council passed ordinance 490, which proposed adding 855 acres to the city's Urban Growth Boundary. Over the next two decades or less, North Plains would more than double the size of the city. This would grow North Plains by far more in two decades than it has since it was founded, and would be 10 times larger than the median expansion outside of Metro in the tri-county area. This ordinance passed the council with very little discussion, despite many people coming forward who asked for more time and engagement on this issue, a flood of testimony opposing this ordinance, and even advice from state agencies that the city was relying on "incorrect facts."

To bring the city back to the negotiating table and meaningfully involve all residents and surrounding businesses that will be affected, instead of just the developers and landowners who stand to make millions, the citizens of North Plains referred this decision to the voters on the May 2024 ballot. Our group knocked on hundreds of doors in North Plains and collected signatures from well over 10% of the electorate. Despite the city's efforts to delay and obstruct this vote, the question "Shall the city expand its Urban Growth Boundary" will be on ballots in the city in May.

WHAT IS A "UGB?"

The UGB, or Urban Growth Boundary, is the outer limit of growth for a city. By setting these limits, and by involving the public in their creation, Oregon has kept its cities efficient and dense and protected thousands

of acres of working and recreational lands from sprawl. The reason the Willamette Valley doesn't look like Orange County—and North Plains isn't just the name of a Hillsboro suburb—is Oregon's 50-year-old system of Urban Growth Boundaries.

HOW CAN I HELP?

Visit our website, www.friendsofnorthplains.org to:

- Sign up for notices and let us know you'll vote NO
- Get a free yard sign (available April 9th)
- Donate to the campaign! As a 501(c)(4), donations to Friends of North Plains Smart Growth are not tax deductible.
- Volunteer with our entirely volunteer-run organization

UPCOMING EVENTS:

- **February Launch Party:** Free food and lots of fun (and some information too!) at the Rogue Brewery on Sunday, February 18th from 3-5 PM! Celebrate Oregon's Birthday week and help us protect what makes Oregon Oregon while helping out your local city!
- **Invite us to your events!** We love speaking to North Plainsers! Have an HOA or PTO meeting? Maybe a garden club or neighborhood block party where folks want to learn more? Send an email and let us know, we'll be there if we can!

Email: friendsofnorthplainsmartgrowth@gmail.com



Above Left: Developed farmland on Meek Road in North Hillsboro—North Plains' fate with the city's current expansion plan.



Above Right: Undeveloped farmland in North Plains.