

## SENATE BILL 186

To Senator Michael Dembrow and Committee Members:

I am writing as a member of the Northwest Hillsboro Alliance in support of SB 186. Our membership has over 200 individuals who are directly affected by the “Grand Bargain.”

The most egregious error in the crafting of SB 4078 was the utter disregard for notifying and inviting the property owners themselves to the table. We were unaware of the hasty deal making that undid the three and a half years of open public process that put our land into Urban Reserve. Others at the table misspoke for us and we were not there to bring needed information and perspective to our government. We believe our City leaders were placed in a false “either or” position—told by the committee either give up NW Hillsboro or face the possibility of lost time developing south Hillsboro. It was a false choice.

Hillsboro NEEDS the option of developing this northwest section, which is closest to the jobs that bring thousands of cars down Jackson School Road each workday. Because of its immediate proximity to Oregon’s Economic engine, it should be planned sooner than later. As property owners we are acutely aware that growth is exponential. We must be able to respond to the needs in infrastructure, schools, less costly housing, and transportation that it is creating right now. Senate Bill 186 will provide that needed time for planning and the opportunity to grow responsibly.

As a fifth generation Oregonian, I live on and treasure the ground that my Great Grandfather farmed in 1887. I want it to be planned intelligently. Without SB 186, and left as rural reserve, it will serve as cheap resource land for government condemnation to chew up as public needs arise for such public requirements as road widenings, road circles (happening now), reservoirs, prisons, trails and utilities. Rural reserve is a classification that reduces the land’s value far below what genuine market value would without the designation. And for that reason, it is irresistible for “takings” that save tax payers money at the expense of chewing up our land, making it less able to be farmed, planned or developed later. This is inevitable unless SB 186 is passed.

There are other concerns, such as loss of opportunity, unplanned growth that is being diverted to more valuable irrigated farmlands, and cost of housing. I hope that these factors will be explained by other supporters of SB 186. Meanwhile, I ask that the SB 186 be given high priority and that the concept of good stewardship will prevail.

Many thanks for your consideration.

Dana McCullough  
Northwest Hillsboro Alliance

