

Dear Representatives,

My name is Thomas J. VanderZanden. I feel extremely fortunate with my life-long experiences here in Washington County. I have been a part of Oregon's novel land use experiment since its inception in 1973. I have developed a broad view of our system having served in several planning and development related positions in local and regional governments, growing up on a farm and now serving as President of Walter J. VanderZanden Farms, Inc., and, more recently as a member of the Northwest Hillsboro Alliance (NWAHA). I also live in the Helvetia community, generally regarded as an area north of the Sunset Highway in Washington County, for the last 42 years.

At this point in my fortunate life I feel compelled to get outside my comfort zone and comment on the emails sent to many of you from some people that identify themselves as "Save Helvetia".

Who/What is Save Helvetia" (SH)?

Though I live in the Helvetia area I have never received a letter, email, text message, or phone call from anyone identified as SH. Neither have any of my neighbors.

Is there a Board of Directors, a set of bylaws, a voting structure, or regular open meetings? To be clear SH does not represent me, my family, or my neighbors.

SB 1011 (Urban and Rural Reserves) and HB 4078 (The Grand Bargain)

Let's be honest...multiple governments did their best to implement SB 1011. Hillsboro, Washington County, Metro, DLCD, and LCDC all signed off in 2011 on an "Urban Reserves" designation in Washington County that included North Hillsboro ... and for that matter a lot more land than just North Hillsboro. All these governments, after three plus years of study, a bucket of public money, well published notice, open debate and decision making determined that North Hillsboro needed to be designated "Urban Reserve". Save Helvetia was an integral part of this long and expensive undertaking. At the time, as I recall, they objected to UR designations north of the Sunset Highway...not south of the Sunset Highway.

To now suggest that by revisiting HB 4078 is somehow a breach of protocol only focuses more attention as to why HB 4078 did not adhere to the decisions made by local, regional, and state governments and agencies when implementing SB 1011. The same groups (1000 Friends being one) that didn't get their way during three plus years of process used the opportunity presented by HB 4078 (which was intended to allow early construction of homes in Washington County) to scam the system. To add emphasis regarding process...SH and 1000 Friends were at the table during consideration of HB 4078...not a single person whose property was being impacted was invited.

Really, the notion that wise long-term planning on land adjacent to Hillsboro, part of Metro, separated from Helvetia by the Sunset Highway is a threat to them...well it doesn't meet the "straight face" test. HB 4078 removed about 600 acres of Urban Reserve designated land north of the Sunset...one could conclude that these acres were impacting the Helvetia area. HB 4075 makes no attempt to return this acreage to "Urban Reserve". The North Hillsboro "Urban Reserve" has clear borders...the Sunset Highway and the McKay Creek floodplain...precisely what was required in SB 1011.

If not North Hillsboro as “Urban Reserves” then where would the opposition like potential urbanization to be located? For certain the more one shrinks areas on the north edge of the UGB in Washington County the more pressure will be exerted in places outside Metro...North Plains, Banks, and Scappoose come to mind. Additionally, the “up not out” works in The Pearl at \$600/sq. ft. of space... it is hardly a remedy for more affordable demand in Washington County.

Room for Collaboration

Members of the NWA have attempted to reach out to opposition leaders. There is room for discussion as to how best to deal/cope with the enormous pressures we are experiencing in Washington County and in particular northern Washington County. To this point there has been zero response. NWA recognizes that growth is one of the most difficult issues. But, recognizing growth’s reality and really doing the hard work of planning for it is the Oregon Way.

Timeliness

Growth in the North Hillsboro and North Plains area is on a tear. Passage of HB 4075 now will provide for the orderly long-term planning for which Oregon is renowned. I strongly urge full consideration and passage of HB 4075

Sincerely,

Thomas J VanderZanden

President of Walter J. VanderZanden Farms, Inc.

