

RE: House Bill 4075 Please Vote YES

There has been plenty of discussion about how & why we arrived at the need for House Bill 4075. I'm going to bypass that & just accept that we are here now, & there is no better time for it to be addressed.

I would like to keep this to the topic of addressing the overwhelmingly positive things this bill would allow the possibility for. Please keep in mind that this is a request for possibility, & thoughtful land management. There seems to be either a misconception, or purposeful scare tactic designed to mislead regarding what is being asked for in this bill. This is not a push to enter the Urban Growth Boundary, it is simply a plea to place the subject land in the Urban Reserve for possible evaluation at a later time as growth would be needed. At which time any decisions would be determined by the appropriate process.

Allowing this land to be studied for future growth harms no one. It does however allow an opportunity for a well thought out response to the inevitable growth that the region has been & will continue to experience in the future. There are many areas that have been born from a reaction to growth as the need was underestimated. I suggest a well thought out response is far more beneficial than a pressured & hasty reaction.

The land owners of this proposed designation are willing to participate in this possibility. Is it not better to have land owners on board with a potential for future growth & change than to identify land that owners are not willing to be cooperative in the future ? This land is not in Helvetia, & does not impact the people of Helvetia. It would seem that one of the groups most opposed to this bill would be pleased with this option as it keeps their land completely out of the discussion. No one is taking their farm land. They have a right to do with it as they choose. The landowners impacted by 4075 are only asking that they be allowed to have options to do the same. Freezing portions of privately held land in perpetuity is a dead end for everyone.

This bill make possible an opportunity to study a plan that takes into consideration, schools, transportation, parks, green space, & housing for the employees of industries that already exist. The property tax generated would support schools & alleviate the over crowding in schools that happens when development & density occur without the resources to support them.

By creating a community in close proximity to the jobs it supports, commuter traffic is reduced. A shortened commute reduces automobile pollution. There are already well designed roads & traffic circles in place in the area that make access to the proposed acreage ideal for potential development, should the need arise in future planning discussions. The land in question has the potential for affordable development which would lend support to affordable housing. The City of Hillsboro has expressed that their public utilities, & infrastructure are on board & willing to expand to support a study for potentially needed future land use.

Please take the time to truly see the benefits this bill has to offer which have been severely twisted & distorted by its opposition.

Thank you for your time.

Sincerely,

Nicole Perrin