

To: House Committee on Agriculture and Natural Resource  
From: Chris Hodges  
Date: February 6, 2018

Re: Yes on HB4075

I urge you to vote yes for HB4075 and return our property to Urban Reserve designation as Metro, the counties and LCDC intended.

My name is Chris Hodges and my family has owned and farmed the 80 acres we now live on since 1872. My great-great grandfather, Reverend George Ross, was the first pastor at what is now called the Old Scotch Church on Scotch Church Rd and he lived at the house I now live in at 6770 NW Jackson School Rd. Our family tie to this area is much greater than just 'land owners' and we are most certainly not speculators.

I first started participating in the reserves input process back in 2008 to effect what happened with our land. I understood about growth. Not all farmland will stay farmland. Jones Farm Intel for example, a mile and a half away, sat on farmland. Our primary concern was ensuring if urban reserve did come down NW Jackson School Rd from Evergreen Parkway, and it was fine if they didn't, then come all the way to the freeway. Splitting the area as urban and rural reserve along a 2 mile stretch of highway access road would create the worst of both worlds for people here. It was clear early on that the county, city and Metro all agreed on this area as urban reserve and that they would indeed go all the way to the freeway. The planning need and rationalization for doing so consistently justified many times over in documentation. Metro and the counties submitted as such and LCDC accepted in 2010 and 2011. However, over the course of a weekend in 2014, everything changed.

While there was a need for immediate housing supply that HB4078 was trying to address, there were unintended consequences. For us, the resulting land-use designations have created a dire situation. Today, I have our blueberry field in permanent rural reserve on one side of a fence, the UGB and industrial land for sale on the other. I am bordered on the North and West by onramps to highway 26 (just a half-mile away) fed from future UGB industrial areas on my South and East borders. We will literally be trapped on an island by the oncoming urbanization. This conflicting use never would have happened had the area been left to the land-use process. However, it was done, and cannot be undone without further legislation.

The arguments around this area remaining rural reserve were destroyed by the inclusion of UGB within it. There's really no going back – urbanization is happening today around my property and it's only going to get worse, much more so. Now it's a question of making it right with those that were placed permanently outside the planning process, stuck in perpetual rural reserve designation in an ever increasing urban environment. How long until my farm is terminally effected by the urbanization? How much more planning opportunities for our area will be missed and how much more rural land will I lose to urban use until its fixed?

Since 2008, we have lost land to both road expansion for a new overpass as well as for a new roundabout. Its easiest to visualize our situation by describing each direction from the perspective of our property.

**Northwest Corner:** The roundabout.

Put in to address safety concerns over repeated crashes/fatalities due to heavy traffic volume from Scotch Church Rd/NW Jackson School Rd to and from Sunset Hwy (1/2 mile away).

**West Border:** NW Jackson School Rd.

In the near term, will be converted from the current 2 lane road to 5 lanes in support of Jackson East industrial area to the south. We will lose land along the entire west edge (1/2 mile) of our property.

**South Border:** Field backing into UGB and a proposed regional trail system.

On the other side lies 275 acres of industrial property for sale as part of the Jackson East Project. How long until I have people wandering into my field?

**East Border:** Field 150 yards to a ¼ mile from the UGB.

On the other side again lies the Jackson East industrial area. Immediately beyond that is the North Hillsboro Industrial District/Industrial Renewal Area – key to the future economic vitality of the entire region, especially the creation and retention of well-paying jobs.

**North Border:** Meek Rd.

In the near term, will be converted from the current country road to 3 lanes in support of the Jackson East industrial area. We will lose land along the entire north edge (1/4 mile) of our property. For access to Jackson East and the North Hillsboro Industrial District to the east, the quickest/simplest access point from Highway 26/Scotch Church/NW Jackson School Rd for all of North Plains/Cornelius/Forest Grove/Banks traffic, a good chunk of West-bound highway 26 traffic, as well as a portion of Hillsboro's traffic, will be via Meek Rd.

In the middle of all this, our farm.

As a citizen and land-owner severely affected by the unintended consequences of HB4078, I am compelled to work with my newly elected State Representative and my newly elected Hillsboro Mayor to find a resolution to this very serious local problem. That has culminated in HB4075.

Please support HB4075.

Sincerely,  
Chris Hodges

Please see attached diagram for visual aid.

