

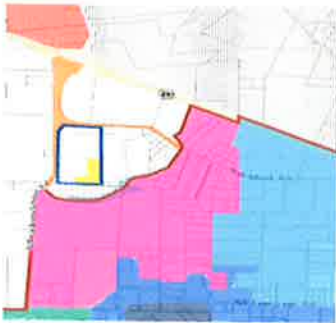
To: House Committee on Agricultural and Natural Resources

2/7/2018

Re: HB 4075

My husband and I own 34 acres as a part of our family's 80 acres on Jackson School Road in Hillsboro. I am writing to urge you to vote yes on HB 4075 for our quality of life and the opportunity for Hillsboro to grow sensibly.

As you can see, our land borders Meek Road, Jackson School Road and touches the boundary to the new Jackson East Development Project. We live less than ½ mile from Highway 26 to the North and less than a half mile to the NW Industrial Renewal District to the East.



Why we are here. In 2011, Metro designated our land (within area 8A) as Urban Reserve (exhibit B to Ordinance 11-1255) based on conditions that are even more applicable today. Most notably, our property now borders 200 acres of newly designated UGB and planned Industrial uses. This bill is the only way we feel we can now have a personal voice about the impacts of the Grand Bargain.

Our farm is surrounded on all sides by urbanization. If you look at our plot of land within the 8A area, you will see that our land is severely impacted by the Grand Bargain. With the NW Industrial Renewal District to the East, Hwy 26 to the North, 15,000 cars to the West and the new UGB to the South, you will not convince me that farming is the safest, best use of our 80 acres.

Things have become worse for us since 2014. The two hundred+ acres to our South of planned UGB development (Jackson East) will be on other side of our fence. The plan calls for an additional 6 lanes of traffic feeding into Jackson School Road from the East alone. In total, the transportation plan outlined will increase car lanes by 3X the current capacity. At 15,400 cars per day currently passing in front of our house, this is alarming in its future scope and impact. Driving Six Thousand pounds of berries is unsafe and tip-over is a constant concern as we race to get onto the road and immediately turn right. At 30 x/day, this is a danger to us and our community. Are the lives of our family and community as important as keeping 80 acres of land in farm use when it is surrounded by so many people?



Conflicted use of the area. The proposed Crescent Park Greenway and recreation area, as designed within the Jackson East Development and directly along our farm boundary will be subject to dust, chemical drift, loud gas cannons, Bird Squawkers, chemical storage, shotguns, burning, and machine hazards. These uses are in conflict in its current state and again beg the question as to whether farming is the best use of our land.

Alarmingly, Metro's preliminary projections are a 31% increase in population in the next 22 years. [projection data](#). As a designated Oregon Enterprise Zone (shown below), attraction to the area will continue to increase and people should be able to live where they work. Without sensible analysis, this is a pipe dream, leading to clogged freeways, lower quality of life and unaffordable housing that will not support the entire state of Oregon's vision for this area. The question yet again, is farming the best use of this land?



Limited usefulness. Along with traffic, limited water impedes us from investing in more blueberries, and results in underutilized farm land, growing grass that does not serve a higher purpose or feed anyone. In our attempt to become organic certified, we discovered that twice the amount of water would be needed simply to control weeds with grass mats. With that, our non-irrigated farm is an intensive resource drain and resulting underutilization should disqualify it as "High Value". Again, is farming the best use of our land?

Look to the future. Ironically even Metro states that the same conditions that make this land good for farming are also good for development. Our 80 acres are flat, unimpeded by slope or landscape features, is easily accessible to transportation, in-reach of urban services and adjacent to an UGB. These are even truer today than when Metro used these criteria to put them in urban reserves. I also think it is a pretty incredible opportunity that 85% of the land owners agree to this re-designation. Being the economic center of Oregon should be considered when looking at the value, even non-monetary value of what this land can provide to the region if it is deemed needed in the future.

Thank you for your consideration,

Cindy Hodges
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