

Watts Remy

From: Curt Vanderzanden <curt@mtgxps.com>
Sent: Monday, May 6, 2019 8:55 PM
To: SENR Exhibits
Subject: Support of HB2914

Senate Committee on Environment and Natural Resources
HB2914

In 2014, the passage of HB4078, also known as The Grand Bargain, designated 545 acres to be brought inside the urban growth boundry (UGB) for "employment" purposes. The City of Hillsboro, added these acres with existing land, naming the entire area The Jackson East Project, with three separate sub-areas, A, B, and C.

Sub-area C consists of large parcel farm land and would be considered exceptional for industrial designation and development.

Sub-area B consists of many small parcel homes but was brought into the UGB for industrial purposes with prior legislation in 2008.

Sub-area A consists of roughly 200 acres and approximately 49 different parcels, with an average lot size of 4 acres. The majority of these lots have homes on them where Oregonians are working, saving and paying their mortgages. It is a quiet, rural residential neighborhood.



The property owners in Sub-area A did not ask to be brought into the UGB, it was something that was dropped on us from the Legislature in 2014. We did not have a voice! After multiple public meetings with the City of Hillsboro, they have said that they do not have any other options other than to designate Sub-area A for industrial zoning due to state law. The passage of HB2914 will allow myself and the other land owners in Sub-area A to have our voices heard regarding the designation/zoning of our properties with local government.

We have worked extensively with our Representative Janeen Sollman to legislate the ability to have our voices heard. It is only right. We, the property owners in Sub-area A, just want to have the ability to work with the City of Hillsboro and not have our rural, residential, small lot, poor industrial use, properties devalued by the industrial designation. The industrial designation will immediately devalue our homes.

For the vast majority of people, their home is their largest asset. We should not have to take a 40%, 50% or even larger decrease to our valuations if we need to sell, transfer or want to downsize our home.

We should have the right to have our voices heard. The passage of HB2914 gives us the ability to continue our work with the City of Hillsboro and have the designation made on the local level, not by the State. I ask that you vote to approve this bill.

Thank you.

Curt VanderZanden

Sub-area A property owner

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