

Groveland Enterprises & Leppin Family, LLC
Attn: Evan Bryan
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Joseph, OR 97846
evanbryan2@gmail.com; 503-724-1051

October 10th, 2022

Dear Governor Brown,

I am writing to provide some perspective as a landowner regarding the recent Semiconductor Taskforce report, *Seizing Opportunity*. My family and I (Groveland Enterprises & Leppin Family, LLC) own 235 acres that borders the urban growth boundary just north of Hillsboro along US 26. Prior to the passage of House Bill 4078 in 2014, also referred to as the 'Grand Bargain,' our property was listed as urban reserve and undesignated for future development. House Bill 4078 placed us back in the rural reserve category.

This change in zoning was frustrating for us because we spent a considerable amount of time in support of the zoning change to urban reserve. In addition, we were not consulted or given the space to provide any feedback on the final legislation that became House Bill 4078. It came as a complete surprise, and I think it did put Oregon at a disadvantage in recruiting a large semiconductor to the region. This latest report from the taskforce presents a great opportunity to update some of the land use parameters that were enacted under House Bill 4078.

My family and I would not be opposed to revisiting the zoning of our property. A good portion of the property has been in our family for over 100 years. Currently, no one in the family is farming the property and it is leased out to a local farmer who is nearing retirement. With the recent population growth in the immediate Hillsboro area, farming has just about become untenable. Large agricultural equipment presents a safety hazard on urban roadways, and it is starting to become increasingly difficult to find sub-contractors to assist in baling straw and crop maintenance. The traffic in the Hillsboro area makes their commute, with a dozen implements and tractors, unfeasible.

To put it bluntly, this property would have much more significance to the regional economy if it were rezoned to industrial or commercial. Given the property's close access to Hillsboro's infrastructure, it presents a great opportunity for a semiconductor campus. The property also has minimal farming infrastructure and is essentially a 'blank canvas' for development. Unlike Hillsboro's designated 'Jackson East' expansion to the immediate south of us, we have only large parcels as our neighboring properties with most being 40 acres or more. Most of these owners, about 4 parties, view their properties as investments and, to my knowledge, would not be opposed to them being rezoned back to urban reserve or commercial/industrial. I have attached a map for your reference of where these properties are located.

Thank you for your time and I hope this letter provides you with a long-time family landowner perspective. This property has a lot to offer the community and it is currently being tremendously underutilized as dryland farm ground. I have personally farmed this property and can attest that the large-scale farming days of this area are coming to an end. While somber, farming is only a chapter of this land's story and history. It's time for the next chapter to be written.

Sincerely,

Evan Bryan,

On behalf of Groveland Enterprises & Leppin Family, LLC

CC: Oregon House Speaker Dan Rayfield; Representative Nathan Sosa; Senate Republican Leader Tim Knopp; Terry Hauck, Schwabe, Williamson & Wyatt.