

1/3/2023

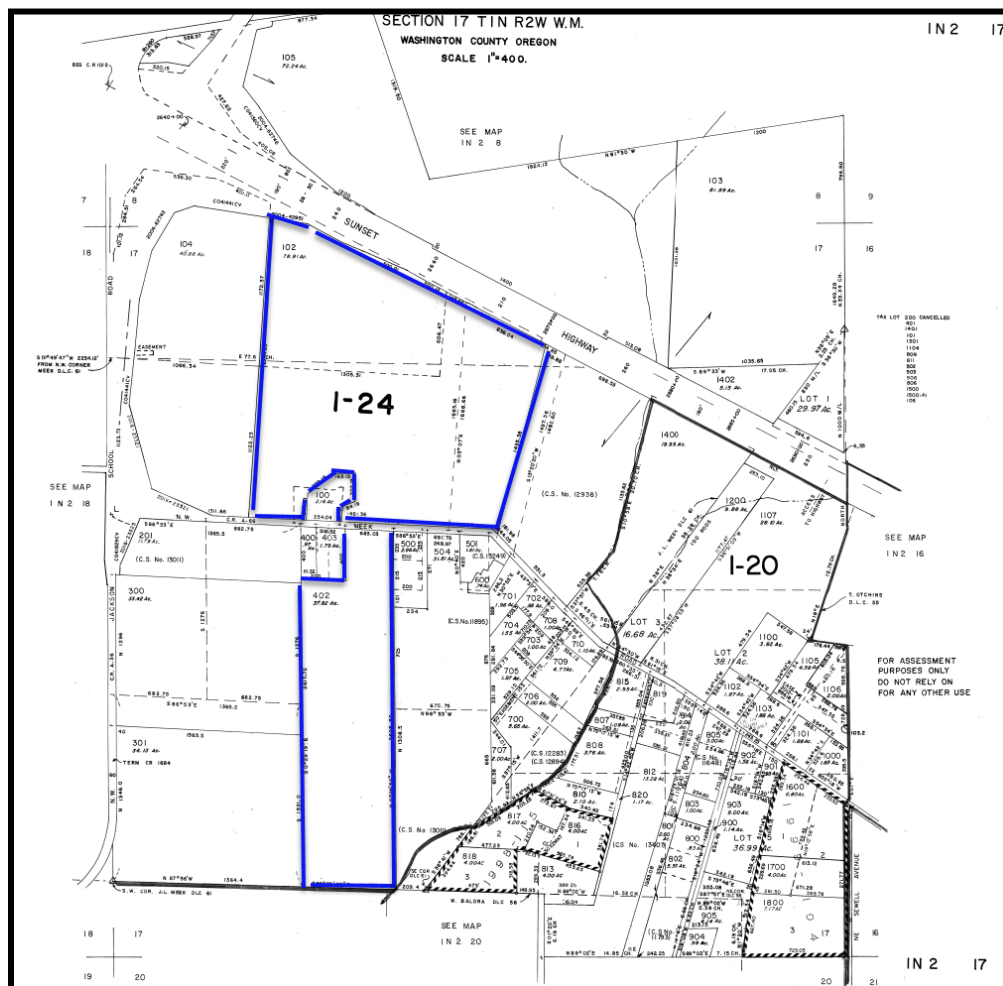
To: The Honorable Representative Janell Bynum- Co-Chair Joint Semiconductor Committee  
The Honorable Senator Janeen Sollman- Co-Chair Joint Semiconductor Committee  
City of Hillsboro, Mayor Steve Callaway  
City of Hillsboro, Dan Dias, Economic Development Director

From Mrs. Alys Zurcher

RE Land We Own On NW Meek Road, Hillsboro, Oregon 97124

*Dear Senators Bynum and Sollman;*

It has come to my attention that there have been hearings happening every week the past few weeks of the Joint Semiconductor Committee to hear testimony regarding the expansion of the Urban Growth Boundary for lands to be used for semiconductor manufacturing. We own two very large tax lots of level land in Section 17, 1N, 2W, just East of the new roundabout at Meek Road and Jackson Road. Specifically, the lots are 1N2170000102 (78.91 Acres) and 1N217000402 (37.82 Acres). They are shown on the map below:



In total, we have 116.73 acres of land which has been owned by the Zurcher family for well over 100 years. The land has been actively farmed that entire time. In recent years farming has become a losing proposition for various reasons. As a result, we have been interested in our land being included within the Urban Growth Boundary so that it may be used for something more productive.

In the last Urban Growth Boundary expansion, which in 2014 was known as the Grand Bargain, our land was included until the very late stages. It eventually ended up being taken out of the final decision, and we were then labeled as Urban Reserve. We always felt we should have been a part of that process and included in the lands to the East that came in.

At this time, we understand that our land and our neighbors' lands are being considered as a potential top site for inclusion into the Urban Growth Boundary for semiconductor land. We were not notified about this until recently, but the news is welcome. We understand that your committee is tasked with deciding where to expand and what lands make the most sense.

**For the record, we want to make the following positions we hold known to you before you decide:**

- 1. We want to be included into the Urban Growth Boundary as a part of the lands you bring in.**
- 2. We want to be designated for Urban Reserve and a part of the Metro Urban Growth Boundary.**
- 3. We agree with our land being designated to be zoned for industrial purposes and will cooperatively work with Washington County, the City of Hillsboro, METRO, your committee, and the other State agencies needed to make that happen.**
- 4. We wish to work with and cooperate with the State/County/City/Metro with adjacent lands to comprise a large enough site to attract Semiconductor firms and the firms that support them.**
- 5. We are interested in selling our property, subject to terms and conditions we can agree upon so that the goals and objectives of your committee and the State of Oregon can be met.**
- 6. We do not personally believe there is better land than ours for these proposed uses, and if farmland needs to be used for development, jobs, and the important goals of the State and our local governments, we will be supportive of that.**

- 7. We hold the firm belief that everyone who is included in this boundary expansion should be treated fairly and paid a similar value.**
- 8. We are open to selling to the State, or another public entity provided the price is equal to what the top private sector price would be and the terms of a similar nature.**
- 9. Communication and transparency are of extreme importance to us. We ask that we be open and honest together with all stakeholders to achieve the goals of your committee and the best interest of the people of Oregon.**

Carefully look at the attached photograph, and you will see that no land makes more sense from a physical and logistical location than ours.

Please accept this letter as our testimony in the public record as you decide on where to place the future of Oregon's technology companies. We are representing ourselves at this time with legal counsel and advisors available to us. You may contact us as outlined below.

Very truly yours;

Alys Zurcher

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See the Next Page for the Site Photo

