

DEPT OF

JUL 14 2010

LAND CONSERVATION
AND DEVELOPMENT

Letter In Support of the North Hillsboro Urban Reserves Decision to LCDC

My name is Thomas J. VanderZanden. I am the President of Walter J. VanderZanden Farms Inc. and a life long resident of Washington County. My family has grown up on Jackson School Road and has maintained a large commercial agricultural operation for four generations. Though two of our six Board of Directors currently operate large scale commercial farms in Washington County we as a Board have unanimously voted to support the region's North Hillsboro decision. I have been involved in the region's land use process for many years and have testified and submitted written materials in favor of and "urban" designation for the North Hillsboro area before Washington County and Metro.

The North Hillsboro area is bounded by the Sunset Highway, McKay Creek and the current UGB. The new recommended urban reserve boundary makes sense for a range of reasons. First, the creek and the highway make for a clear a long lasting demarcation between urban a rural uses. The creek and its floodplain, and the broad right of way of the highway means that farm operations will not be negatively impacted by incompatible urban uses. Secondly, this area is currently well served by the Jackson Road interchange which has unused capacity and allows for orderly development without new transportation infrastructure investments. Third, this area provides a high quality (large parcels that are relatively flat) long term inventory for the jobs the state and the region are seeking to provide needed employment to new and existing residents. Fourth, this area is currently transected by a sewer line that serves the City of North Plains. Fifth, the City of Hillsboro has a proven record of excellent planning, economic development success, and good infrastructure provision. The City is also desirous of planning for the future of the region and the State of Oregon and has identified this area as an urban reserve candidate.

It also should be noted that not all of this area will be available for development. The Hillsboro Airport will need to protect some of the area included as a clear zone for its runway approach and additional area will need to be use restricted to be compatible with the airspace beyond the clear zone. Additionally, Waible and McKay Creeks have considerable floodplain that will not be a part of the developable inventory.

And finally, all should pay notice to the current and future reality that maintaining this area for agriculture will have the consequence of urban uses conflicting with agriculture uses. Jackson School Road is currently heavily used by urban residents and has a decided negative impact on our farm operations. Choosing any boundary other that the one recommended will guarantee both short and long term incompatibilities of these two land uses for years to come.

In conclusion, the region has made a lasting and well though out decision for the North Hillsboro area and I strongly encourage the State of Oregon to uphold the decision. Planning for 50 years in the future necessitates neither cutting North Hillsboro to an unworkable size nor maintaining a conflicting land use circumstance that is unsustainable.

Sincerely,
Thomas J. VanderZanden

A handwritten signature in cursive script, reading "Thomas J. VanderZanden", followed by a long horizontal flourish line extending to the right.

President
Walter J VanderZanden Farms, Inc.
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