

The Hodges Family Farm Cannot Function in an Urban Environment

Our family owns 80 acres with a blueberry farm on it bound by Jackson School Road and Meek Road on the west and north. There are 10 acres of berries now. There were 40-60 acres envisioned but not developed due to uncertainty over zoning. Since 2000 we have repeatedly been told we were headed for the UGB – several times. The Grand Bargain left us as rural indefinitely.

I believe the designation in HB4075 makes sense and it should be adopted. If, for whatever reason, this plan is set aside I urge that you use this opportunity to zone our land such that we are not doomed to forever fight urbanization as a small farm. Traffic has grown exponentially for the last several years. The addition of the interchange and the roundabout and the housing projects in North Plains near Jackson School Road have just increased traffic further.

Currently Waible Creek is the UGB boundary. That was a boundary that absolutely no stakeholder (landowners and jurisdictions) supported. It leaves our farm in the worst of all possible worlds. Trying to operate a rural activity (blueberry farming) in a very urban environment with industrial development planned a few hundred yards from our land along both Jackson School Road and Meek Road is simply impossible. Those are incompatible uses and that can be changed by simply making Jackson School Road the boundary for current development all the way to Sunset Highway.

Anything less than changing the boundary today endorses the current boundary (Waible Creek) and absolutely no one would accept the parameters we are left with today. Even the state's definitions of agricultural land would call our land "conflicted". It is a disaster right now and will get worse and worse with time. That is an absolute certainty.

After 18 years of trying to get some certainty over our land use situation, we have no other options. Please adopt HB4075 or change the Waible Creek boundary to Jackson School Road to US 26.

Thank you for considering our very difficult situation.

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