

Submitter: Ryan Jones

On Behalf Of:

Committee: House Committee On Rules

Measure: HB4026

This growth is a bad idea. Destroying some of the best dirt (farmland) in Tualatin Valley to satisfy the few and reward developers does not outweigh the impact to the environment nor the livability of the area. Destroying and paving over farmland close to already large (and growing) urban and suburban areas will create another Heat Island that will contribute to continued global warming, eliminate the plants and trees that both cool and cleanse the air. Urban Growth Boundaries were established to limit growth and preserve greenery and open space in Oregon around growth areas. Eliminating this excellent cropland is in complete opposition to humanity's need to produce food closer to where it is consumed to reduce emission and have better food. This expansion is another unneeded and blatant violation of the growth limits put in place to preserve Oregonian's love for the environment pushed by the few seeking power and profit that already occurred in North Plains with 2 other pieces of farmland. Both parcels were annexed in similar sneaky manner when infill of current township and other suburban areas has not occurred. North Plains does not have the infrastructure (or drainage in expansion areas) to support this growth and city leadership has proven time and time again they cannot budget correctly to take care of the current city the size it is nor care about its heritage and lifestyle while damaging the environment and livability. The roads in the proposed expansion area flood every year and there have never been any plans to correct it.

I see North Plains plans making the same mistake Hillsboro did decades ago by planning a City Center outside of the current City Center which effectively kills communities and business. How much money needed to be spent over how many decades to revitalize Hillsboro? That is just one example. Identical mistakes should not be made. Some say we need growth because there is no Grocery Store. They must be new. Not too long ago there was a UG in downtown North Plains (it even had an onsite butcher) as well as a very well stocked Hardware Store. People don't shop in NP with other necessities available nearby, so they closed.

The North Plains City Council again wants to keep the people that live in the hills just outside of North Plains, which do most of their business in North Plains and keep it going, from weighing in on the impact to the community and take part in the decisions. Guess what, I have a North Plains address and spend most of my time in North Plains (which I was born and raised in like many of my neighbors) and MUST travel into North Plains to reach a primary travel artery (HWY 26). The MUST GROW North Plains team has already blocked all but one easy access from North Plains community in the surrounding mountains from easily reaching HWY 26. Now they are trying to clog the only remaining artery (from Pumpkin Ridge and Dairy Creek) with

more poor planning. The tactics they take to eliminate the surrounding North Plains resident's opinion input, wants and needs is sneaky and not conducive to creating nor keeping a tightknit vibrant community that North Plains has always been.

Overall, making North Plains a "Strip Town" along the highway at the cost of the environment and community livability is a horrible idea. Township growth is inevitable with exponential population growth but gobbling up natural resources (greenery, open space, potential food production) is not the way to do it, especially when infill has not yet occurred.

Thank you.