

**HB 4078 Land Use Process Change  
Testimony for House Rural Communities Committee  
Jody Wiser 2.4.2014**



The premise of this bill is that communities are suffering because of the current land use process.

It claims (Section 1 (2)) that no land has been added to the Metro UGB since 2002. How can this be true? Industrial acres added to the Portland Metro UGB since December 1, 2002

2002 – 2671 acres  
2004 – 1956 acres  
2005 – 345 acres  
2011 – 330 acres  
5302 acres<sup>i</sup>

**Genentech was built on 75 of these acres, that’s how they got the Rural SIP. Only some of the remaining acres are part of the nearly 2000 acres under dispute in the courts at this time. Where is the problem that requires this bill?**

Much of this industrial land remains vacant, despite the cries for more large-lot industrial land. As you can see on the handout, in Hillsboro, 988 acres zoned industrial are inside the UGB. Over the last 30 years, only 10 companies have acquired sites of more than 25 acres. Intel owns more than half of them (498), while 9 other companies own 392 acres. The two most recent purchases, Genentech and SolarWorld, aren’t using much of the land they’ve purchased. In December of 2013, the owner of a 74-acre site asked the City of Hillsboro for permission to divide their 74 acres parcel into 9 smaller parcels.

In addition, there are acres of green grass around the parking lots and between buildings at many of these and other industrial sites. Evidently, density requirements are for people, not corporations.

We all know there are hundreds of acres of large, medium and infill vacant properties, zoned residential, commercial or industrial awaiting development. We drive past the “For Sale” signs along I-5, across Washington County, at Salem’s Mill Creek Corporate Center, near Springfield, and in or near the state’s more rural communities. Where is the urgency?

Beaverton School District’s urgent need for a high school in the southwest portion of the district is one of the justifications often given for the bill. But only one Beaverton high school south of Highway 26 is over capacity, Aloha is at 102%. All the others high schools south of Highway 26 are functioning moderately or way below capacity.<sup>ii</sup> Meanwhile, all of Beaverton’s high schools north of 26 that are over-crowded. North of Highway 26, the school district owns one site where they intend to build a K-8, two school sites where they could build, and one they could re-build to meet the need that actually exists at this time.

We are not clear about the intention and interaction between SECTION 3 and SECTION 2. Does this change in law apply to all decision made after January 2012? That seems to be how it reads.

***We read the bills and follow the money***

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<sup>i</sup> From web searches of the Metro website, phone calls and email communication with Metro staff.

<sup>ii</sup> From the District's Issue Paper 6, prepared for the upcoming Bonding vote:

High school enrollment is at, or above, building capacity at 4 of the 5 comprehensive high schools. Currently, comprehensive high school building capacity is supplemented by the use of 21 portable classrooms, which provide a capacity of 483 students. This intensive reliance on portables strains the capacity of school common areas such as cafeterias, gyms, media centers, PE facilities, and restrooms. The most overcrowding is at Westview where 16 portable classrooms are in use. High school enrollment is forecasted to further increase. By 2020, high school enrollment is projected to reach 112% of district-wide capacity if portable classrooms continue to be used; without portables, enrollment would reach 118% of capacity by 2020. Adding a 6<sup>th</sup> high school, and eliminating the portables at the comprehensive high schools is projected to result in occupied capacity dropping to 94% in 2017. The District needs additional capacity at the high school level as soon as possible.

**Project Scope**

Construct a new 2,200 student high school on property acquired by the Beaverton School District in the 2006 Bond program. Include associated facilities and athletic fields.