



January 18, 2023

Hon. Senator Janeen Sollman, Co-Chair
Hon. Representative Janelle Bynum, Co-Chair
Joint Committee on Semiconductors
Oregon Legislature

Re: City of North Plains UGB Expansion & Oregon Semiconductor Industry Competitiveness Opportunity

Dear Senator Sollman, Representative Bynum, and Joint Committee Members:

North Plains is at the verge of formally asking the Land Conservation & Development Commission (LCDC) to approve expansion of the North Plains UGB so that it can provide a variety of large and smaller industrial sites within a 2-year timeframe, as well as much-needed housing capacity for Washington County's growing population and workforce.

Identification of industrial site need informing our expansion planning includes coordination and information sharing with both the Oregon Semiconductor Competitiveness Task Force and, among others, our partnership with the City of Hillsboro. North Plains' intended and pending expansion has a potentially crucial role to play in broader Joint Semiconductor Committee and Oregon Semiconductor Competitiveness Task Force efforts.

As the Mayor of North Plains, and on behalf of North Plains City Council and our community, I wish to express that our City very much welcomes the opportunity to partner with the State of Oregon and to play a crucial role in Semiconductor competitiveness efforts. For the benefit of the Joint Committee and its legislative efforts, I would like to share the unique qualities of North Plains for your consideration:

- The City is just 12 minutes from Intel's Ronler Acres campus and the many other Silicon Forest employers, a major factor for the recent surge in our population growth greatly comprising of high tech workforce employed in Hillsboro.
- Our 545-acre industrial land need has already been vetted by the Oregon Department of Land Conservation & Development (DLCD), who continues to support us in our plan to be a partner in the Semiconductor industry effort.
- The progress and timeline of our UGB expansion process is advanced such that North Plains can deliver industrial site(s) for Semiconductor industry within the key two-year timeframe required by the CHIPS Act.
- Our westside expansion study area can be aggregated into a single 500-acre special economic district or industrial site, with fewer than six owners, that can potentially be one of the Task Force's identified



500-acre site needs with immediate Highway 26 access at the Dersham Road interchange and a 15-minute drivetime to the heart of the existing Silicon Forest in Hillsboro.

- All industrial expansion areas in North Plains can be planned for employment sites located a short distance from housing in the City. In other words, all employers can offer easy pedestrian, bicycle, transit, and vehicular commute not possible in other candidate communities.
- The City has fostered open and positive communication and relationships with property owners in all expansion study areas, with strong support for UGB inclusion from owners including likely future industrial site properties.

Our industrial UGB expansion proposal seeks to expand the footprint and companies' profile of Oregon's semiconductor manufacturing cluster core in Washington County "next door" to our City. But at the core of North Plains' community and economic development planning are our ultimate goals: *To offer a higher quality of life via better work-life balance by offering nearby housing along with expanded employment opportunities, and to reverse our growing fiscal gaps between providing basic City services and rapidly increasing "bedroom community" demands for such basic services.*

Thank you for your very kind attention to this communication and our requests.

Sincerely,

Teri Lenahan
Mayor

Copy: North Plains City Council

Cc: Mayor Steve Calloway, City of Hillsboro

Cc: Washington County Board of Commissioners

Cc: Keith Leavitt, Industrial Lands Subcommittee, Oregon Semiconductor Competitiveness Task Force